



Planning and Community
Development Department
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : Sterling Ranch East Filing No. 6 Preliminary Plan
Schedule No.(s) : 5200000573
Legal Description : See attached Exhibit A

APPLICANT INFORMATION

Company : Classic SRJ Land, LLC
Name : Loren Moreland
 Owner Consultant Contractor
Mailing Address : 2138 Flying Horse Club Drive
Phone Number : (719) 592-9333
FAX Number :
Email Address : lmoreland@classichomes.com

ENGINEER INFORMATION

Company : LSC Transportation Consultants, Inc.
Name : Jeffrey C. Hodsdon
Mailing Address : 2504 E. Pikes Peak Ave
Suite 304
Colorado Springs, CO 80909
Phone Number : 719-633-2868
FAX Number : 719-633-5430
Email Address : jeff@LSCtrans.com
Colorado P.E. Number : 31684

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



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

A deviation from the standards of or in Section **2.2.5.B Roadway Access Criteria and 2.3.2 Design Standards by Functional Classification (Urban Principal Arterial) and 2.3.7.B Intersection Spacing and General Access Standards** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

2.2.5.B Roadway Access Criteria
2.3.2 Design Standards Table 2.6
2.3.7.B Intersection Spacing and General Access Standards

State the reason for the requested deviation:

A right-in/right-out access point to Briargate Parkway at Sioux Falls Way is to provide additional access for better circulation, access redundancy, shorter trip lengths through the subdivision, and shorter emergency vehicle response times. Sterling Ranch East Filing No. 6. This access point is 1,350 feet from the Briargate/Sterling Ranch Road intersection and 2,230 feet from the Briargate/Banning Lewis Ranch intersection.

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

See Exhibit B for the location and Exhibit C for a representation of the proposed right-in/right-out access point from the Sterling Ranch East Filing No. 6 Preliminary Plan. This exhibit shows intersection spacing details and configuration with auxiliary turn lane details and the raised center median on Briargate Parkway, which will physically prevent left turn movements.

ECM Section 2.2.5.B: *Spacing of roads accessing a principal arterial or rural minor arterial **that will result in a full movement intersection** shall be planned at one-half mile (one-quarter mile for rural minor arterials). Should the one-half mile spacing not be "viable or practical" for providing access to the adjacent land, a deviation may be considered and approved by the ECM Administrator.*

ECM Section 2.3.7.B *Full movement intersections and major accesses spacing shall meet the requirements in Section 2.2.5. While access to a major roadway should be avoided, right-in/right-out and three quarter movement accesses may be permitted as a deviation if they meet the criteria for sight distances, turn lane requirements, grades and do not negatively impact traffic operations or safety.*

The proposed intersection will **not** result in a full movement or major access intersection, as a center raised median will be installed. The ECM criteria listed above allows for right-in/right-out access, with a deviation, **if** they meet the criteria for sight distances, turn lane requirements, grades and do not negatively impact traffic operations or safety. This intersection has been analyzed with the traffic study presented for the Sterling Ranch East Filing 6 zone change.

LIMITS 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.

Provide justification:

This site has significant linear frontage along Briargate Parkway. The intent is for a turn-restricted access connection to Briargate Parkway along this frontage to be a net overall benefit, compared to no access. The plan shows the access as far east of the Sterling Ranch Road/Briargate intersection as practical. The access will be a public street serving this subdivision filing and the future one to the east.

The Sioux Falls Way right-in/right-out access to Briargate Parkway can shorten the route along local streets within Sterling Ranch East Filing No. 6 and provides a secondary means of access/egress to these lots in the event of an emergency.

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 request is not based on financial considerations. The proposed right-in/right-out access point on Briargate Parkway allows for alternative means of access/egress to better serve the traffic needs of the Sterling Ranch East residents.

The inclusion of this access point will result in a better LOS at the Briargate/Sterling Ranch intersection. The traffic study for Sterling Ranch East Filing No. 6 included the access point in the Level of Service Analysis for the Briargate/Sterling Ranch Road intersection.

The intersection will include auxiliary turn lanes required by *ECM* criteria (a right-turn deceleration lane), the intersection will not be signalized, and the planned raised center median will physically prevent left-turning movements.

The intersection should be stop-sign controlled, with one-way and “left turn prohibited” signage installed in the median and on the corners of the intersection, as required by County criteria and/or per the *MUTCD*.

The access will ultimately serve two subdivision filings.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations.

The access point is provided with a dedicated right-turn deceleration lane to reduce conflict with overtaking vehicles as the turning vehicle slows, consistent with the recommendations of the traffic study. As shown in Exhibit D, the access point has more than adequate line of sight which will help mitigate the potential for accidents. Per the traffic study, acceleration lanes were not required at these access points. The intersection will not be signalized and the planned raised center median will physically prevent left-turning movements.

Safety will be enhanced with better circulation, access redundancy and an additional option for motorists, shorter trip lengths through the subdivision, and shorter emergency vehicle response times.

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

Maintenance of the El Paso County roadways will not be adversely impacted. However, there will be a slight increase in the infrastructure costs for the additional intersection traffic signage.

The deviation will not adversely affect aesthetic appearance.

The deviation does not affect aesthetic appearance.

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

The deviation meets the design intent and purpose of the *ECM* standards and is a balance of the various *ECM* standards for transportation planning and design.

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.

Yes, the deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit. This project is proposing Water Quality facilities for Briargate Parkway stormwater runoff as required by the criteria.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

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

Γ

Γ

L

J

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.

Γ

Γ

L

J

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

Deviation Exhibit A





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

STERLING RANCH EAST
SUBDIVISION FILING NO. 6
JOB NO. 1183.60-01
SEPTEMBER 12, 2024
PAGE 1 OF 4

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 27 AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS WITH BEARINGS REFERENCED TO THE SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 34, BEING MONUMENTED AT THE WEST END BY A 3-1/4 INCH ALUMINUM CAP STAMPED "U.P.E. LS 11624" FOUND 0.1 FOOT ABOVE EXISTING GRADE AND MONUMENTED ON THE EAST END BY A 2-1/2 INCH ALUMINUM CAP STAMPED "U.P.E LS 11624" FOUND 0.2 FEET ABOVE EXISTING GRADE; DETERMINED FROM GPS OBSERVATIONS TO BEAR SOUTH 89°14'14" WEST A DISTANCE OF 2722.56 FEET.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34;

THENCE NORTH 01°30'45" EAST, ON THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 3,724.94 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BRIARGATE PARKWAY AS DEDICATED BY HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1 RECORDED MAY 19, 2023 IN THE OFFICE OF THE EL PASO COUNTY CLERK AND RECORDERS OFFICE UNDER RECEPTION NUMBER 223715150, SAID POINT ALSO BEING ON A 1,935.00 FOOT RADIUS CURVE WHOSE CENTER BEARS NORTH 13°36'00" EAST;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE OF BRIARGATE PARKWAY THE FOLLOWING FIVE (5) COURSES:

1. THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'30", AN ARC DISTANCE OF 4.22 FEET;
2. THENCE SOUTH 76°31'31" EAST A DISTANCE OF 232.57 FEET;
3. THENCE NORTH 58°28'13" EAST A DISTANCE OF 49.50 FEET;
4. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET;
5. THENCE SOUTH 76°31'32" EAST A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**;

THENCE NORTH 13°28'29" EAST A DISTANCE OF 957.70 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 770.00 FEET, WHOSE CENTER BEARS SOUTHEASTERLY;

THENCE NORTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 63°41'16", AN ARC DISTANCE OF 855.90 FEET;

THENCE NORTH 77°09'45" EAST A DISTANCE OF 226.34 FEET;

THENCE NORTH 00°54'30" WEST A DISTANCE OF 81.85 FEET TO A NON-TANGENT CURVE, HAVING A RADIUS OF 1,160.00 FEET, WHOSE CENTER BEARS NORTH 13°31'46" WEST;

THENCE EASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°13'52", AN ARC DISTANCE OF 267.87 FEET;

THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, SOUTH 26°45'38" EAST, A DISTANCE OF 80.00 FEET;

THENCE SOUTH 20°20'04" WEST A DISTANCE OF 57.73 FEET;

THENCE SOUTH 23°31'28" EAST A DISTANCE OF 68.18 FEET TO A TANGENT CURVE, HAVING A RADIUS OF 570.00 FEET, WHOSE CENTER BEARS NORTHEASTERLY;

THENCE SOUTHEASTERLY, ON SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°28'32", AN ARC DISTANCE OF 362.87 FEET;

THENCE SOUTH 60°00'00" EAST A DISTANCE OF 295.92 FEET;

THENCE SOUTH 30°00'00" WEST A DISTANCE OF 146.68 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 1,264.46 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 50.00 FEET;

THENCE SOUTH 13°28'29" WEST A DISTANCE OF 155.00 FEET;

THENCE NORTH 76°31'31" WEST A DISTANCE OF 1,359.70 FEET TO THE RIGHT-OF-WAY OF STERLING RANCH ROAD AS DEDICATED BY SAID HOMESTEAD NORTH AT STERLING RANCH FILING NO. 1;

THENCE NORTHWESTERLY, ON SAID RIGHT-OF-WAY, THE FOLLOWING THREE (3) COURSES;

1. THENCE CONTINUE NORTH 76°31'31" WEST A DISTANCE OF 10.00 FEET;
2. THENCE NORTH 31°31'31" WEST A DISTANCE OF 49.50 FEET;
3. THENCE NORTH 13°28'29" EAST A DISTANCE OF 10.00 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIPTION PRODUCES A CALCULATED AREA OF 2,445,181 SQUARE FEET (56.13363 ACRES), MORE OR LESS, AND IS DEPICTED ON THE ATTACHED GRAPHICAL EXHIBIT FOR REFERENCE.

Deviation Exhibits B





Not to scale

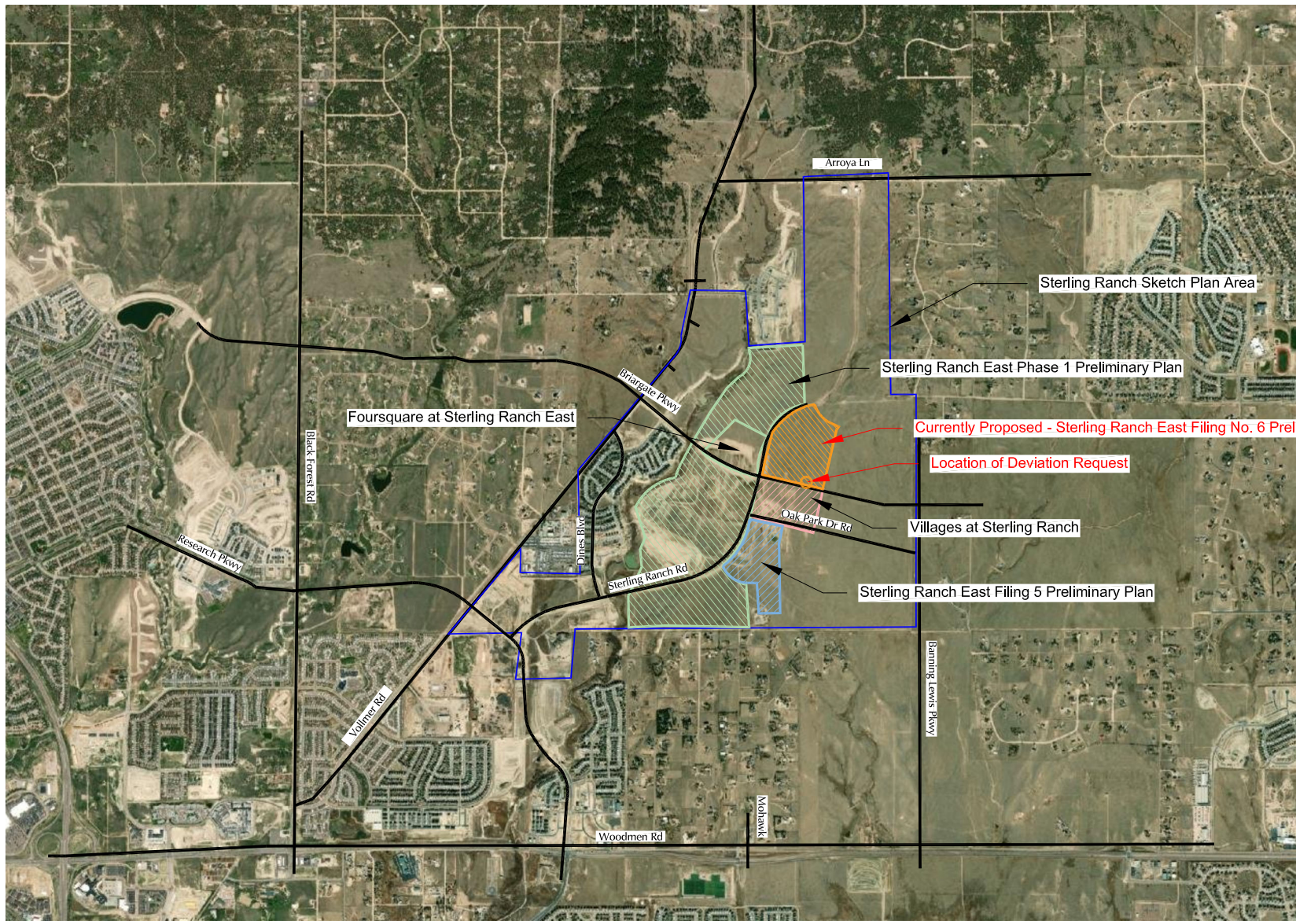


Exhibit B

Location of Deviation Request

Sterling Ranch East Filing No. 6 (LSC# S244251)



Deviation Exhibit C





Approximate
Scale:
1"=300'

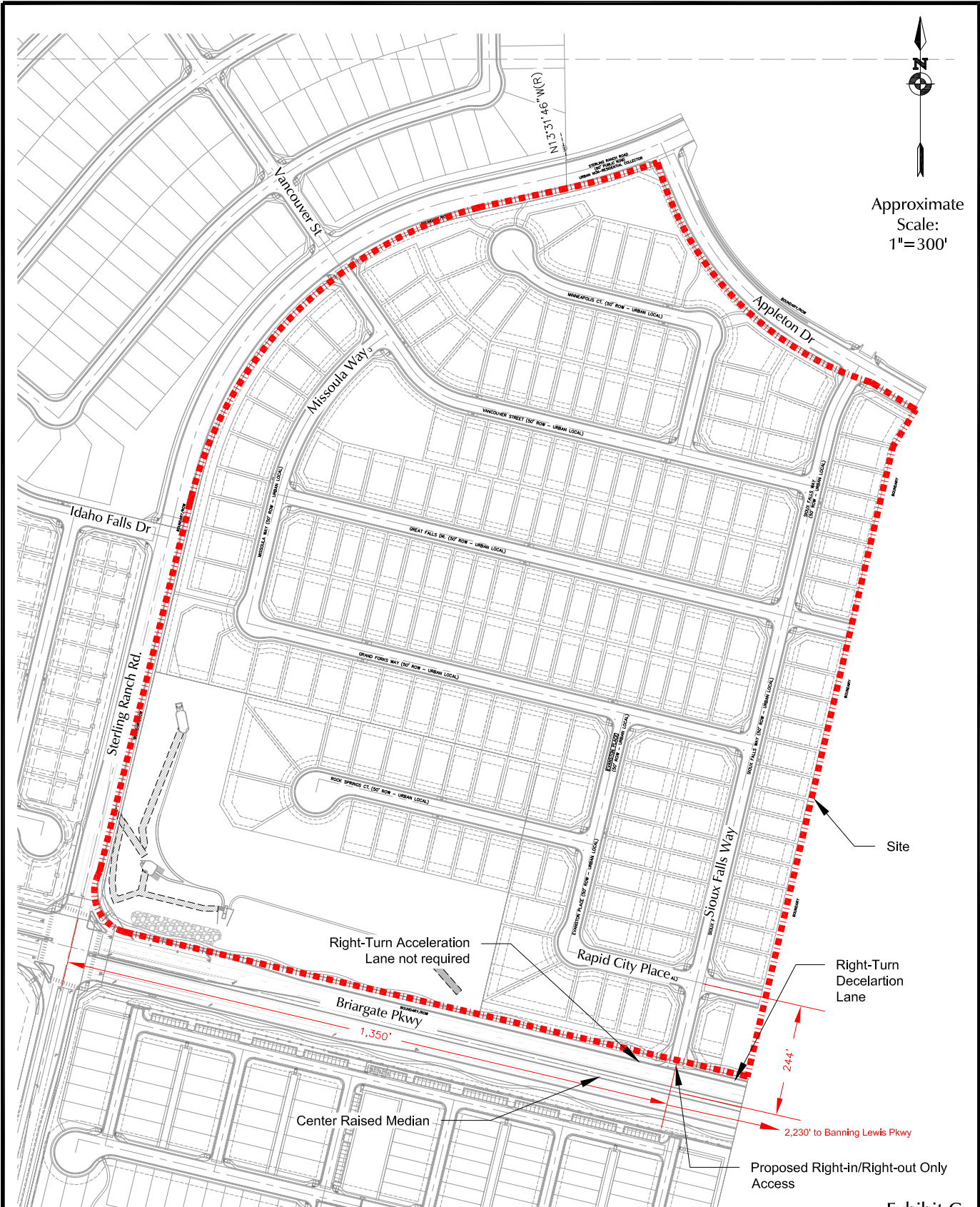


Exhibit C

Deviation Request: Proposed Right-in/Right-out Intersection

Sterling Ranch East Filing No. 6 (LSC# S244251)

A deviation from the standards of or in Section 2.2.5.B Roadway Access Criteria and 2.3.2 Design Standards and 2.3.7.B Intersection Spacing and General Access Standards of the Engineering Criteria Manual (ECM) is requested.

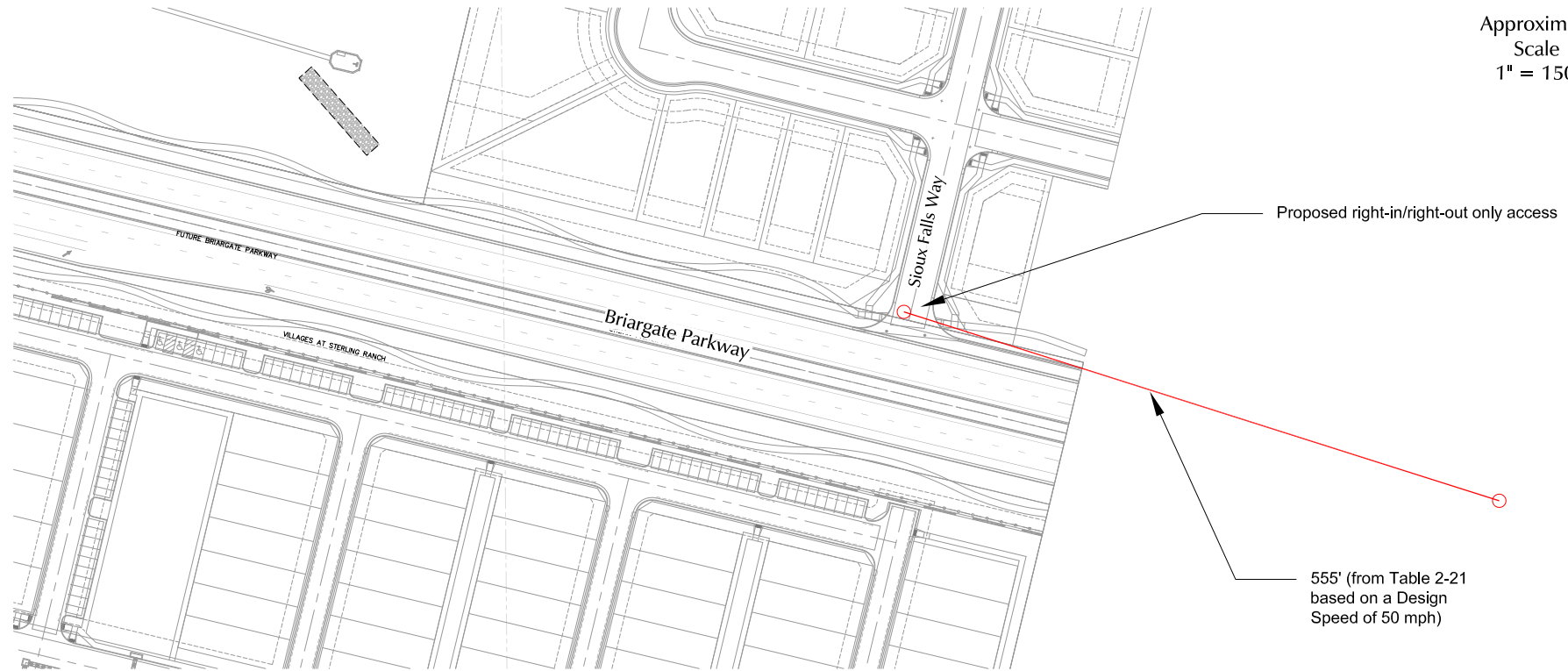


Deviation Exhibit D





Approximate
Scale
1" = 150'



— ECM Required Intersection Sight Distance

Deviation Exhibit D

Sight Distance Analysis - Briargate Pkwy Right-in/Right-out Only Access (Sioux Falls Way)

Sterling Ranch East Filing No. 6 (LSC# S244251)