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DEVIATION REQUEST AND DECISION FORM

Updated: 9/06/2023

PROJECT INFORMATION

Project Name :	Falcon Meadows @ Bent Grass Filing No. 4
Schedule No.(s) :	5301201058
Legal Description :	Falcon Meadows @ Bent Grass Filing No. 4

APPLICANT INFORMATION

Company :	Challenger Communities, LLC
Name :	Jim Buyers
	☒ Owner ☐ Consultant ☐ Contractor
Mailing Address :	13570 Northgate Estates Dr.
	Colorado Springs, CO, 80921
Phone Number :	719-598-5190
FAX Number :	N/A
Email Address :	Jim@ChallengerHomes.com

ENGINEER INFORMATION

Company :	Galloway & Company, Inc.		
Name :	Brady Shyrock	Colorado P.E. Number :	0038164
Mailing Address :	1155 Kelly Johnson Blvd., Suite 305		
	Colorado Springs, CO, 80920		
Phone Number :	719-900-7220		
FAX Number :	N/A		
Email Address :	BradyShyrock@Gallowayus.com		

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.

Erin Smith — 7/28/2026

Signature of owner (or authorized representative) — Date

Engineer's Seal, Signature And Date of Signature



PCD File No. SF2223

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:

The specific ECM standard in which this deviation is being requested is intersection sight distance based on ECM 2-21 with adjustments for site-specific conditions based on criteria in the AASHTO "Green Book."

State the reason for the requested deviation:

We are requesting a deviation to the ECM Section 2-21. Adding an intersection warning and reduced advisory speed in advance of the intersection of Lemon Grass Road & Bent Grass Meadows Drive to address sight distance obstructions at each intersection.

Due to the roads already being fully constructed with homes (and associated retaining walls and fencing in place) in place, it is not feasible to remove the aforementioned improvements. Therefore, we are requesting to deviate to added signage to help reduce speed as vehicles approach this intersection. An Exhibit showing the proposed signage has been attached to highlight the area in which the deviation is requested

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

The specific ECM standard in which this deviation is being requested is intersection sight distance based on ECM 2-21 with adjustments for site-specific conditions based on criteria in the AASHTO "Green Book.". Bent Grass Meadows Drive does not have any identified stop conditions from Meridian Road on the east side to Woodmen Frontage Road to the southwest. The existing traffic speeds appear higher than posted and this intersection warning and reduced speed condition is warranted for safety reasons. This proposed solution not only provides mitigation for the substandard intersection sight-distance at this intersection, it would also provide a more safe condition for potential pedestrian travel across Bent Grass Meadows Drive due to the required stopping sight distance along the major road is being met. The additional signage would be an appropriate alternative to meet design intent and requirements for sight-distance in these road sections.

Current intersection sight distance (based on measurement on the plan sheet) is 300 feet ~~based on the AASHTO intersection sight distance calculation~~. With the proposed advisory speed of 25 mph in lieu of the roadway design speed, the minimum required sight distance is 240 feet because in this situation, the limited sight distance is looking left. The southbound left turning vehicle only needs to cross the westbound lane (rather than turning left into the same lane in the same direction). Therefore, AASHTO Case B2 applies rather than Case B1.

The required sight distance per AASHTO for the 40 mph design speed is 475 feet. With the intersection warning sign and 25mph advisory plate provided as mitigation, the minimum intersection sight distance required per AASHTO for the proposed advisory speed would be met. Also, the required stopping sight distance "along the major road" (approaching an intersection) - 305' based on the roadway design speed is essentially met because the plan measured 300' of sight distance, while shown 5' short, is the intersection sight distance measurement based on the line of sight from the drivers' eye on the side-street to the center of the westbound Bent Grass travel lane. For the line of sight (for SSD) from the approaching westbound vehicle driver traveling along westbound Bent Grass Meadows Blvd., the front of the southbound vehicle waiting on the side street (and the entire vehicle as it begins to enter the intersection) will be visible. Since this meets the minimum requirement, comparison between AASHTO and what is provided is not needed.

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:

Due to the existing intersection and individual lot property improvements being in place (Lemon Grass Road & Bent Grass Meadows Drive), we cannot meet the intersection sight distance standards as required by the ECM for a design speed of 40 mph due to horizontal and vertical (i.e. walls and fencing) constraints, while maintaining compliance to ADA standards. Attached below is one signage exhibit of the intersection in which we are constrained and requesting deviation to added signage. The added signage would be an appropriate alternative to meet design intent and requirements for sight-distances at this intersection.

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.

The required sight distance at the northeast corner, as well as providing an intersection warning and reduced speed condition in advance of the intersection of Bent Grass Meadows Dr. and Lemon Grass Rd., the design intent of providing adequate sight-distance for traffic traveling westbound on Bent Grass Meadows Drive will be met with additional signage. The existing traffic speeds appear higher than posted and this advanced warning condition is warranted for safety reasons. This will also provide a more safe crossing condition for potential pedestrians at this location within the roadway corridor where there are no stop conditions presently along Bent Grass Meadows Drive.

The deviation will not adversely affect safety or operations.

The deviation request for additional signage this intersection (Lemon Grass Road & Bent Grass Meadows Drive) will have no adverse effects on safety or operations. The existing traffic speeds appear higher than posted and this intersection warning and reduced speed condition is warranted for safety reasons. Furthermore, the proposed additional signage is in a section of the road that will provide a more safe option for pedestrians crossing Bent Grass Meadows Drive, which currently has no stops for the entirety of its length from Meridian Road to Woodmen Frontage Road.

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

The deviation request to provide additional signage for the proposed intersection warning and reduced speed in advance of the intersection will have no adverse effects on maintenance or associated costs of maintenance of this road. If anything, the additional signage proposed at these two intersections will make any future maintenance if required, safer to attempt.

The deviation will not adversely affect aesthetic appearance.

There are no aesthetic effects of requesting to add signage for the proposed intersection warning and reduced speed in advance of the intersection of Lemon Grass Road & bent Grass Meadows Drive at this intersection. The proposed signage will be in conformance with the ECM standards.

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

The deviation to add signage for a proposed intersection warning and reduced speed in advance of the intersection of Lemon Grass Road & Bent Grass Meadows Drive still meets the design intent of access and traffic control for these local roadways and ADA requirements.

The purpose of the ECM standards to provide guidance with respect to designing developments in conformance with standards that are necessary to protect and promote public health, safety, and the general welfare of the public and ensure that public infrastructure meets accepted engineering standards has been achieved because this deviation request is meeting the associated and approved sight distance values required for the proposed intersection warning and reduced speed. Furthermore, the existing traffic speeds appear higher than posted and this proposed intersection warning and reduced speed condition is warranted for safety reasons. This deviation allows for a safer option for pedestrians to cross Bent Grass Meadows Drive.

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.

The project will meet water quality and MS4 permit requirements regardless of the signage within this section of roadway.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator
This request has been determined to have met the criteria for approval. A deviation from Section 2.3.6.G of the ECM is hereby granted based on the justification provided.

Daniel Torres, P.E.

Digitally signed by Daniel Torres, P.E.
Reason: Authorized signatory as County Engineer designee
Date: 2026.08.07 13:01:25-06'00'

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.

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

1. At the recommendation of the County Traffic Engineer, the advisory speed shall be 20 mph instead of 25 mph to maintain a consistent corridor with the proposed school zone to the east of this project site.

2. According to the Conditions of Approval for Preliminary Acceptance of certain streets within Falcon Meadows at Bent Grass Filing No. 4 Resolution 26-211, sign installation shall begin within two months after plan approval. An extension to the timing of installation may be submitted to County Engineering.

PCD File No. SF2223

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

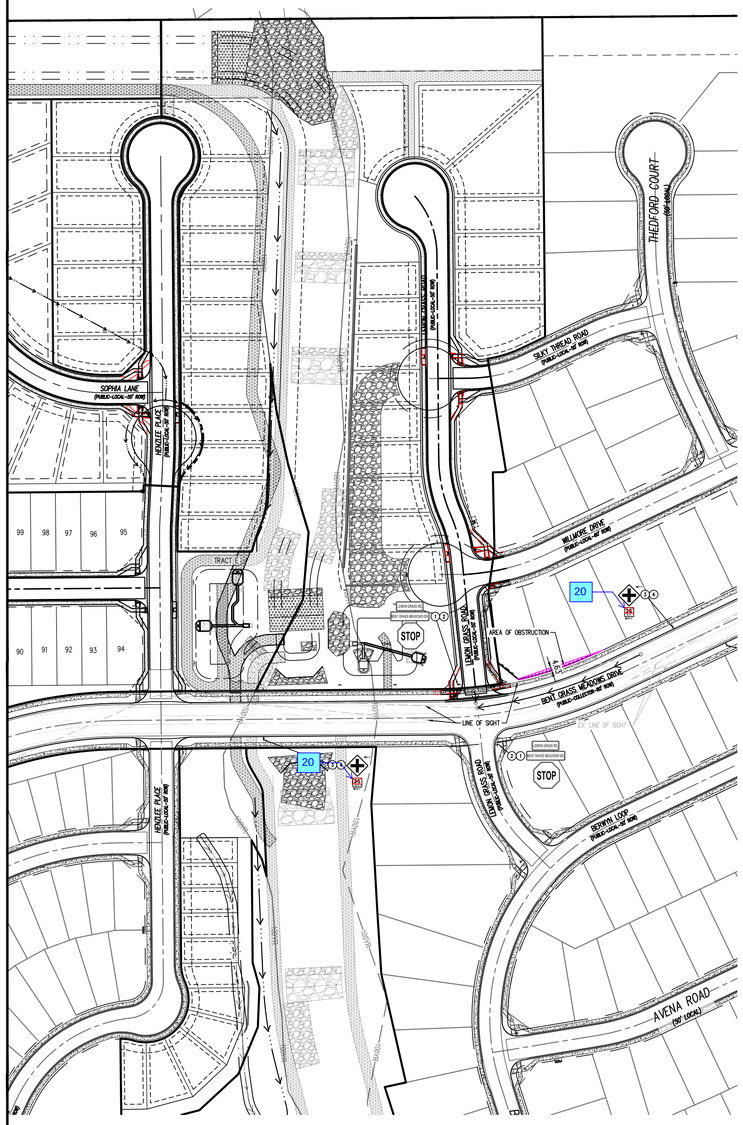
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

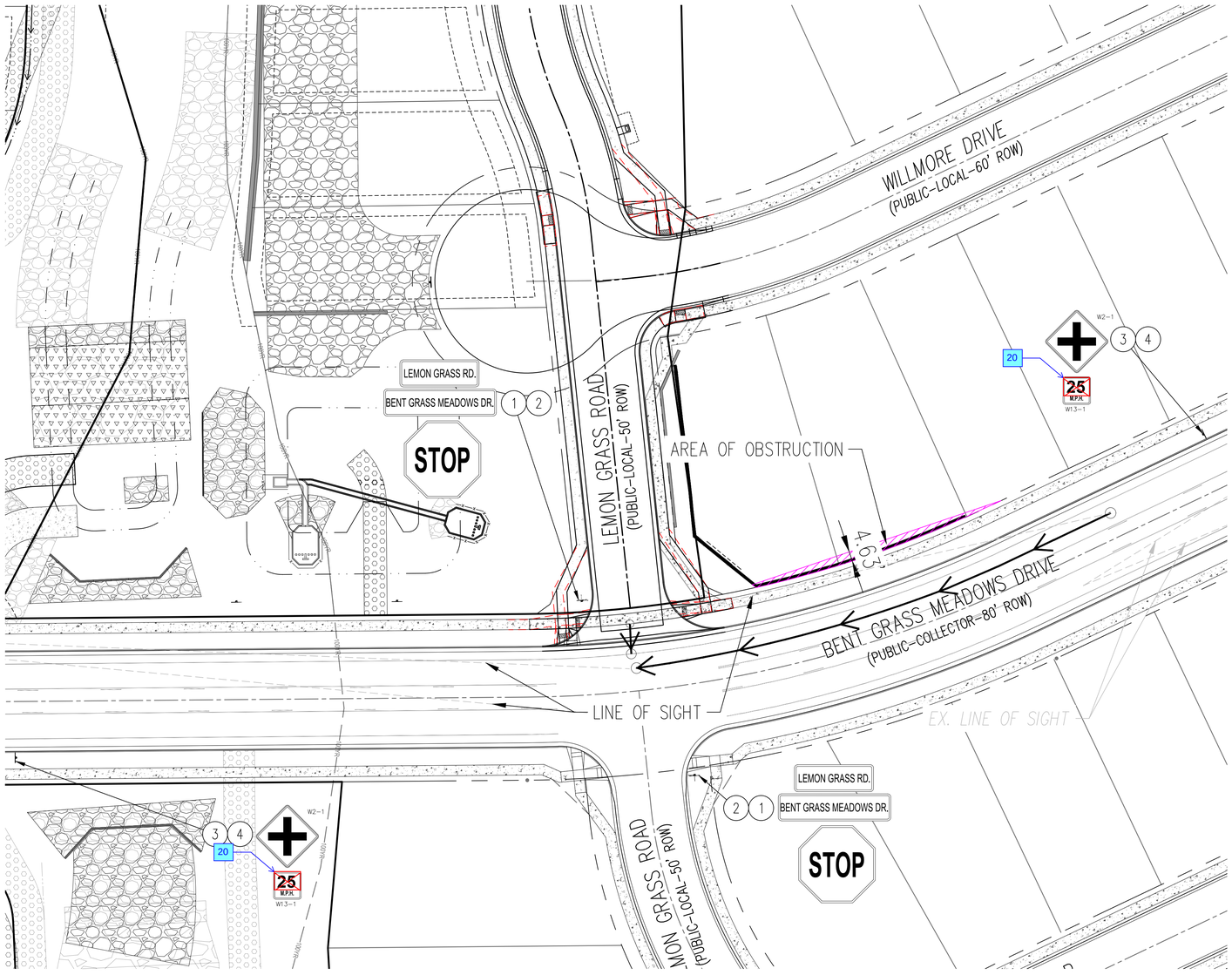
1.6. LIMITS OF APPROVAL

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.





LEMON GRASS ROAD & BENT GRASS MEADOWS DRIVE

NOTES

1. ALL NEWLY INSTALLED SIGNS ARE TO BE OUTFITTED WITH TEMPORARY ORANGE FLAGS
2. INTERSECTION SIGHT DISTANCES ARE BASED ON ECM 2-21 WITH ADJUSTMENTS FOR SITE-SPECIFIC CONDITIONS BASED ON CRITERIA FROM THE AASHTO GREEN BOOK
3. BOTTOM OF W2-1 SIGN SHALL BE LOCATED 7' ABOVE THE ROADWAY OR SIDEWALK SURFACE.

SCHEDULE

1. EXISTING STOP SIGN, MUTCD SIGN R1-1
2. EXISTING STREET NAME SIGN, MUTCD SIGN D3-1
3. PROPOSED INTERSECTION SIGN, MUTCD SIGN W2-1
4. PROPOSED REDUCED SPEED SIGN, MUTCD SIGN W13-1P

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CHALLENGER HOMES

CONSTRUCTION DOCUMENTS
FALCON MEADOWS AT BENT GRASS FILING NO.2
FOR
CHALLENGER COMMUNITIES, LLC

BENT GRASS MEADOWS DRIVE & MERIDAN ROAD
FALCON, CO 80831 - EL PASO COUNTY

#	Date	Issue / Description	Init.

Project No:	
Drawn By:	BAS
Checked By:	
Date:	07/10/2026

SIGHT TRIANGLES
OBSTRUCTION EXHIBIT

1

M:\Challenger Homes Inc\COS Falcon - CU180021 - Mvt Bent Grass Ave\DOCUMENTS\SHEETS\01 - Sight Triangle Signage REVISED.dwg, Madison Ayres, 7/7/2026

AASHTO SIGHT DISTANCE CALCULATIONS

Intersection Sight Distance (ISD)

Stopping Sight Distance (SSD)

Intersection/Leg	Minor Road Leg	Direction along the major road.	AASHTO Condition B1, B2, etc. etc.	Veh Type	Tg	No. lanes crossed (in addition to one):	Tg (adjustment)	Tg to use	constant	Speed along the Major Road		tg	AASHTO Sight Distance ISD Requred (Calculated)	Rounded	ECM Table 3 2-21	Plan Sheet-Measured ISD	AASHTO Stopping SD (assumes grades <3%)	ECM Table 2-17
Bent Grass Meadows/ Lemon Grass Road																		
Bent Grass Meadows/ Lemon Grass Road	North	East	B2	Passenger	6.5	0	0	6.5	1.47	25	Advisory Speed	6.5	238.875	240		300	155	155
Bent Grass Meadows/ Lemon Grass Road	North	East	B2	Passenger	6.5	0	0	6.5	1.47	30	Advisory Speed	6.5	286.65	290		300	200	200
Bent Grass Meadows/ Lemon Grass Road	North	East	B2	Passenger	6.5	0	0	6.5	1.47	40	Roadway Design Speed	6.5	382.2	385	445	300	305	305
Bent Grass Meadows/Berwyn Loop																		
Bent Grass Meadows/ Berwyn Loop	South	East	B1	Passenger	7.5	1	0.5	8	1.47	25	Advisory Speed	8	294	295		353	155	155
Bent Grass Meadows/ Berwyn Loop	South	East	B1	Passenger	7.5	1	0.5	8	1.47	30	Advisory Speed	8	352.8	355		353	200	200
Bent Grass Meadows/ Berwyn Loop	South	East	B1	Passenger	7.5	1	0.5	8	1.47	40	Roadway Design Speed	8	470.4	475	445	353	305	305

[3] These values only apply to two-lane roads with stop control, all other situations require special design considerations.