



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

**Special Standard
 PUD Zoning District**

Project Name: GRANDVIEW PHASE II

PCD File No.: PUDSP-23-006

APPLICANT INFORMATION

Company: MELODY HOMES, INC.	Name: RILEY HILLEN
Mailing Address: 9555 S. KINGSTON CT, STE 200 ENGLEWOOD, CO 80112	
Email Address: RHILLEN@DRHORTON.COM	Phone Number: 303-503-4903

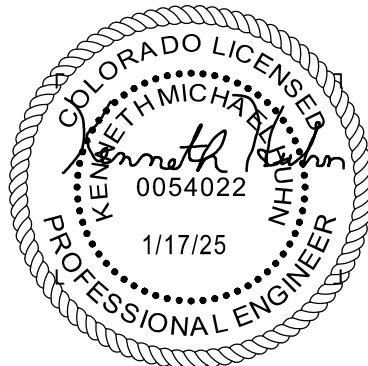
PROFESSIONAL ENGINEER INFORMATION

Company: HR GREEN DEVELOPMENT, LLC	Name: KEN HUHN, PE	P.E. Number (CO): 54022
Mailing Address: 1975 RESEARCH PKWY, STE 160 COLORADO SPRINGS, CO 80920		
Email Address: KHUHN@HRGREEN.COM	Phone Number: 720-602-4965	

DESIGN ENGINEER STATEMENT

The attached special standards were prepared under my direction and supervision and are correct to the best of my knowledge and belief. The special standards can accomplish design objectives equivalent to or exceeding the County Engineering Criteria Manual, meet the professional standard of care and do not compromise public safety or accessibility. I accept responsibility for any liability caused by any negligent acts, errors, or omissions in preparing these special standards.

Engineer's Seal, Signature
 And Date of Signature



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

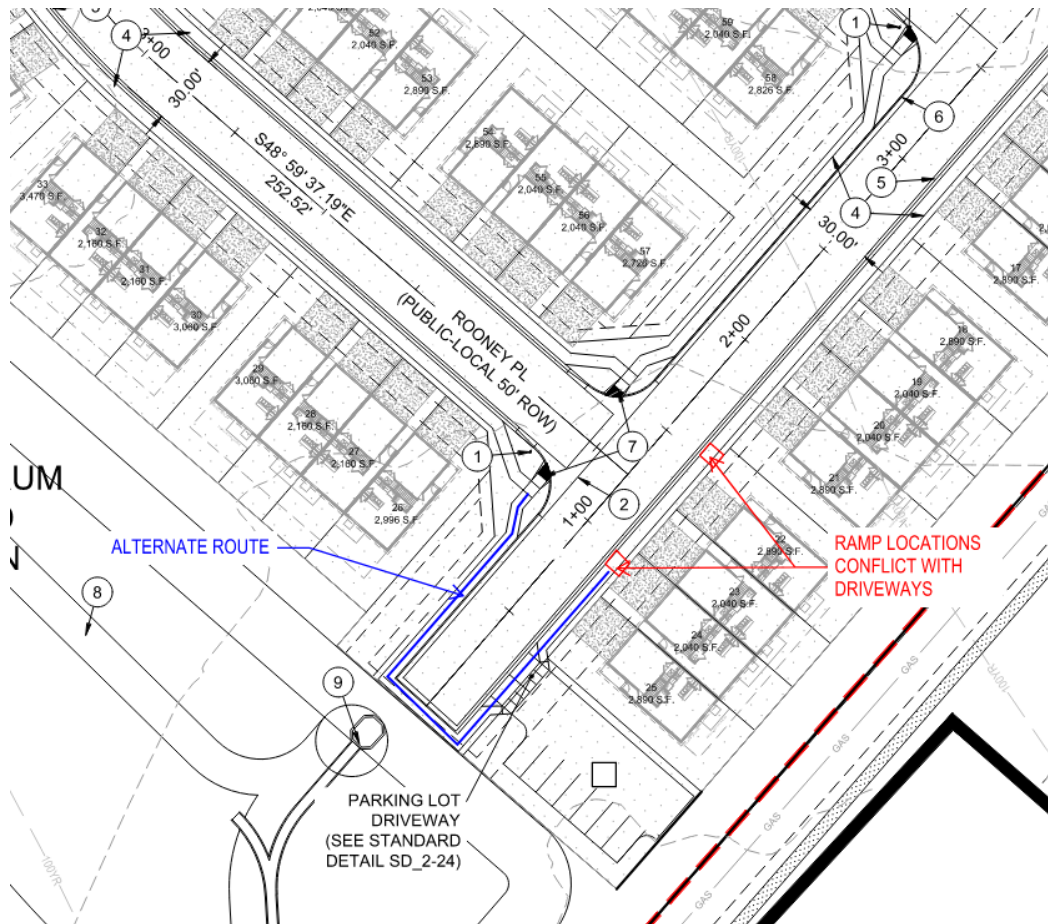
Per ECM section 5.8.7, the deviation must not be detrimental to public safety or injurious to surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

1. The request for a deviation is not based exclusively on financial considerations;
2. The deviation will achieve the intended result with a comparable or superior design and quality of improvement;
3. The deviation will not adversely affect safety or operations;
4. The deviation will not adversely affect maintenance and its associated cost; and
5. The deviation will not adversely affect aesthetic appearance.

Deviation from the standards in Section 2.5.2.C.3 of the Engineering Criteria Manual (ECM) is requested. Describe the specific ECM standard for which a deviation is requested and state the reason for the deviation:

Deviation from Figure 2-36. All "T" intersections shall have a minimum of four access ramps as shown in Figure 2-36. A private access may be used as an access ramp provided it is designed to meet ramp requirements and it is within the intersection and directly across from other ramps. The townhome units are laid out in groups of 4 with very little separation between driveways. As a result, the access ramp will conflict with the driveways. (SEE EXHIBIT IN NEXT SECTION). The alternative is to provide an alternate pedestrian crossing. In this location, the pedestrian can cross the street via an alternate route 95 feet southwest of the pedestrian ramp landing.

- 1.) The deviation is based on a conflict with driveways, however, an alternate route over a 260' distance is provided. The layout of the townhome units minimizes this type of conflict across most of the site.
- 2.) The deviation provides an alternate route that meets minimum distances between ped ramps (600').
- 3.) The deviation enhances safety by providing a route that doesn't conflict with vehicle travel paths.
- 4.) The deviation will eliminate the need for maintenance on an additional ramp.
- 5.) The deviation has an insignificant effect on aesthetic appearance.



Describe in detail the proposed special standards to apply within the proposed PUD zone:

No special standards apply within the proposed PUD zone.

FOR OFFICIAL USE ONLY

CRITERIA FOR APPROVAL

Per ECM section 5.8.7, the deviation must not be detrimental to public safety or injurious to surrounding property. The applicant has demonstrated that:

Yes	No	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The request for a deviation is not based exclusively on financial considerations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The deviation will achieve the intended result with a comparable or superior design and quality of improvement.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The deviation will not adversely affect safety or operations.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The deviation will not adversely affect maintenance and its associated cost.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The deviation will not adversely affect aesthetic appearance.

RECOMMENDATION:

The ECM Administrator recommends [Approval / Denial] of the special standard(s) proposed for this PUD Zoning District.

Joshua Palmer, P.E.
County Engineer / ECM Administrator

Date

ECM ADMINISTRATOR COMMENTS:



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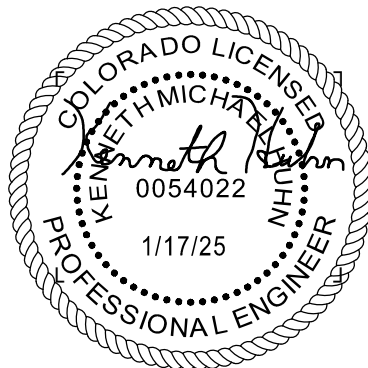
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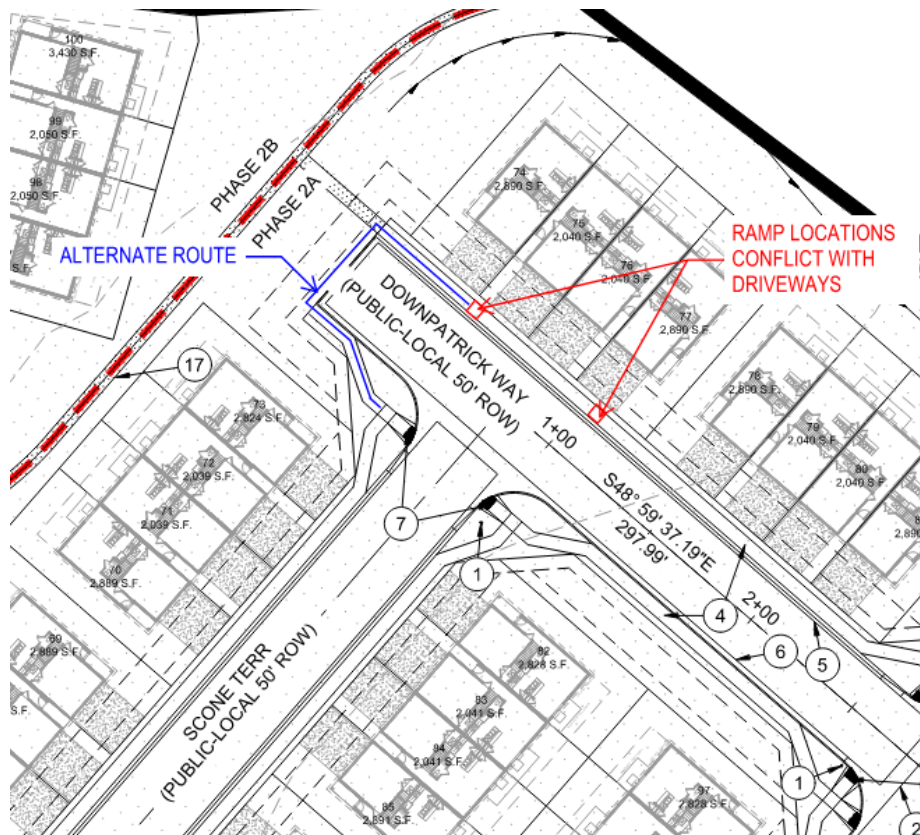
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- 1.) The deviation is based on a conflict with driveways, however, an alternate route over a 207' distance is provided. The layout of the townhome units minimizes this type of conflict across most of the site.
- 2.) The deviation provides an alternate route that meets minimum distances between ped ramps (600').
- 3.) The deviation enhances safety by providing a route that doesn't conflict with vehicle travel paths.
- 4.) The deviation will eliminate the need for maintenance on an additional ramp.
- 5.) The deviation has an insignificant effect on aesthetic appearance.



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