



Planning and Community
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**Special Standard
PUD Zoning District**

Project Name: GRANDVIEW PHASE II

PCD File No.: PUDSP-236

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

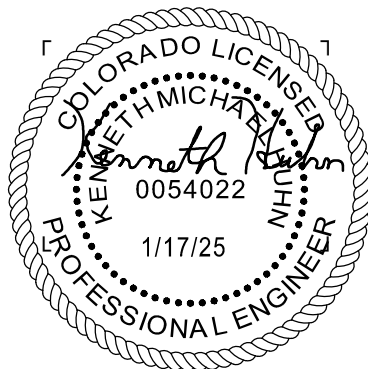
PROFESSIONAL ENGINEER INFORMATION

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**:

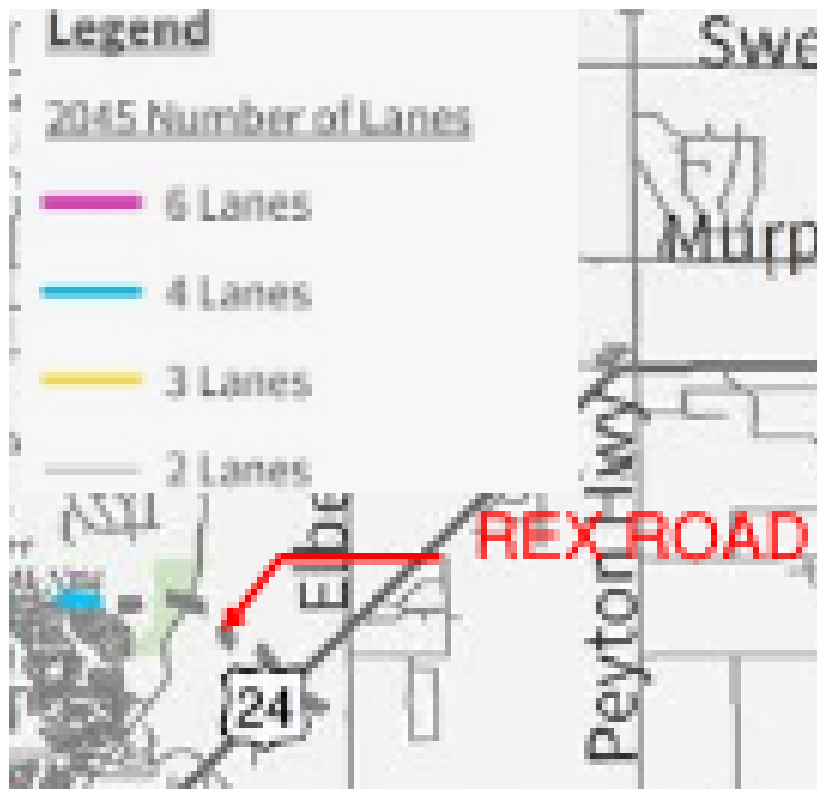
1. The request for a deviation is not based exclusively on financial considerations;
2. The deviation will achieve the intended result with a comparable or superior design and quality of improvement;
3. The deviation will not adversely affect safety or operations;
4. The deviation will not adversely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

Deviation from the standards in Section 2.3.2 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 2-13. Typical Urban Minor Arterial Section. The figure shows the typical cross section with a pavement width of 62' and a tree lawn of 7'. The Modified Urban Minor Arterial Section ((2 Lane) proposes a pavement width of 36' and tree lawn widths of 18' and 23' but maintains the 100' R.O.W. The 2-lane section is consistent with the County MTCP (adopted 2024-07-18) Which identifies the road as an Urban Minor Arterial (2 lane) (See Snips from MTCP below).

- 1.) The deviation based on road class and lane configuration from the County MTCP and modeling in the TIS.
- 2.) The deviation is comparable to the standard design by providing sufficient lanes to safely convey peak volumes of traffic as determined by the traffic study.
- 3.) The deviation enhances pedestrian safety by increasing the distance between the sidewalk and roadway.
- 4.) The deviation reduces maintenance costs by providing a smaller pavement width.
- 5.) The deviation enhances aesthetic appearance by providing a larger landscape lawn between the roadway and sidewalk.

Excerpt of Number of Lanes from County MTCP



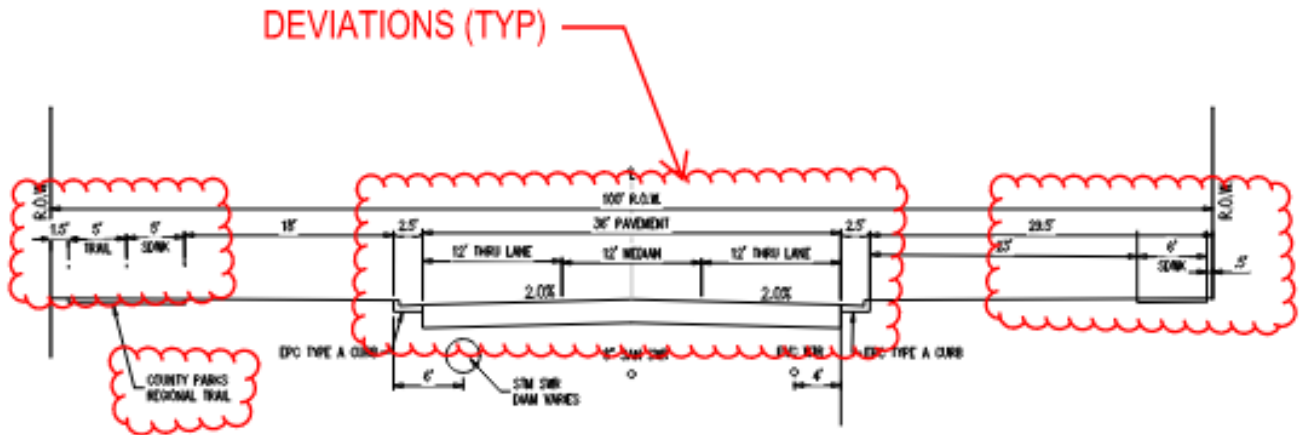
Excerpt of Road Classification from County MTCP



Excerpt of Figure 16 From Latest TIS For Phases 2-3

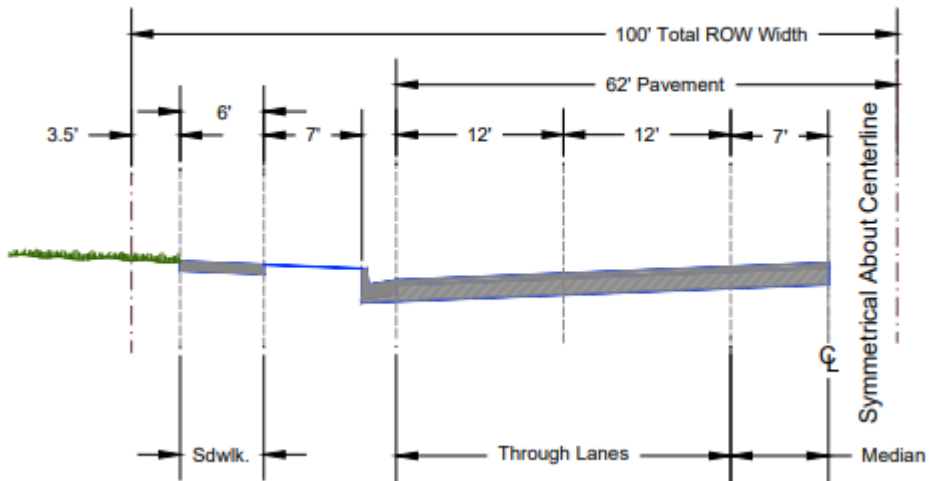


Modified Urban Minor Arterial Cross Section



Standard Urban Minor Arterial Cross Section

Figure 2-13. Typical Urban Minor Arterial Cross Section



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

No special standards apply within the proposed PUD zone.

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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: