



Development Services Department
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**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): Stone Eagle Place
 Tax Schedule ID(s) #: 6206201120
 Legal Description of Property: TR G GLENEAGLE GOLF COURSE RESIDENTIAL INFILL DEVELOPMENT

Subdivision or Project Name:
 Gleneagle Golf Course Residential Infill Dev Fil No. 2

Section of ECM from Which Deviation is Sought: 2.3.8.A Roadway Terminations, Cul-de-Sacs.

Specific Criteria from Which a Deviation is Sought: Cul-de-sac minimum radius.

Proposed Nature and Extent of Deviation: Allow a cul-de-sac bulb with a reduced radius of 39 feet at the end of Stone Eagle Place.

Applicant Information:

Applicant: Guman & Associates Email Address: bill@guman.net
 Applicant is: Owner Consultant Contractor
 Mailing Address: 731 N. Weber St. Suite 10 Colo. Springs State: CO Postal Code: 80903
 Telephone Number: 719-633-9700 Fax Number: _____

Engineer Information:

Engineer: Jeffrey C. Hodsdon, P.E., P.T.O.E Email Address: jeff@lsctrans.com
 Company Name: LSC Transportation Consultants, Inc.
 Mailing Address: 545 E. Pikes Peak Ave., Suite 210 State: CO Postal Code: 80903
 Colorado Springs
 Registration Number: 31684 State of Registration: Colorado
 Telephone Number: (719) 633-2868 Fax Number: (719) 633-5430

Explanation of Request (Attached diagrams, figures and other documentation to clarify request):

Section of ECM from Which Deviation is Sought: 2.3.8.A Roadway Terminations, Cul-de-Sacs.

Specific Criteria from Which a Deviation is Sought: Cul-de-sac minimum radius.

Proposed Nature and Extent of Deviation: Allow a cul-de-sac with a reduced radius of 39 feet at the end of Stone Eagle Place.

Reason for the Requested Deviation: The reduced radius for the cul-de-sac was approved in another location within Gleneagle and the subdivision has been planned with lot sizes/dimensions set based on the reduced radius approved at the other location within this subdivision (Filing No.1).

Comparison of Proposed Deviation to ECM Standard: The standard cul-de-sac radius is 45' (flowline to the center) the request is for a radius of 39' (flowline to the center), which is six feet shorter than the standard.

Applicable Regional or National Standards used as Basis: _____

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION JUSTIFICATION

- 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.

The reduced radius for the cul-de-sac was approved in another location within Gleneagle and the subdivision has been planned with lot sizes/dimensions set based on the reduced radius approved at the other location within this subdivision (Filing No. 1). The proposed cul-de-sac with the 39-foot radius will be able to accommodate a County-standard snow plow and the Donald Wescott Fire Protection District has accepted the proposed design. Please refer to the attached exhibit and letter.

If at least one of the criteria listed above is not met, this application for deviation cannot be considered.

Criteria for Approval:

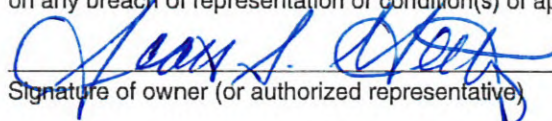
PLEASE EXPLAIN HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST

The request for a deviation is not based exclusively on financial considerations.	The reduced radius for the cul-de-sac was approved in another location within Gleneagle and the subdivision has been planned with lot sizes/dimensions set based on the reduced radius approved at the other location within this subdivision (Filing No. 1).
The deviation will achieve the intended result with a comparable or superior design and quality of improvement.	The proposed cul-de-sac with the 39-foot radius will be able to accommodate a County-standard snow plow and the Donald Wescott Fire Protection District has accepted the proposed design. Please refer to the attached exhibit and letter.
The deviation will not adversely affect safety or operations.	Operations and safety will not be affected as the proposed geometry with the 39' radius will be able to accommodate a County-standard snow plow and the Donald Wescott Fire Protection District has accepted the proposed design. Passenger vehicles will also be accommodated as passenger vehicles have a tighter turning radius than a snow plow.
The deviation will not adversely affect maintenance and its associated cost.	The maintenance cost would not be adversely affected as a County-standard snow plow would be accommodated without backing out of the cul-de-sac.

The deviation will not adversely affect aesthetic appearance. N/A

Owner, Applicant and Engineer Declaration:

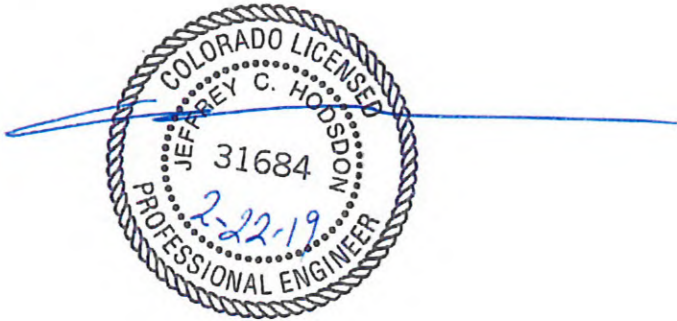
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations 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 of owner (or authorized representative) _____ Date 4/24/19

Signature of applicant (if different from owner) _____ Date _____

Signature of Engineer _____ Date _____

Engineer's Seal



Review and Recommendation:

APPROVED by the ECM Administrator

Date _____

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

____ Additional comments or information are attached.

DENIED by the ECM Administrator

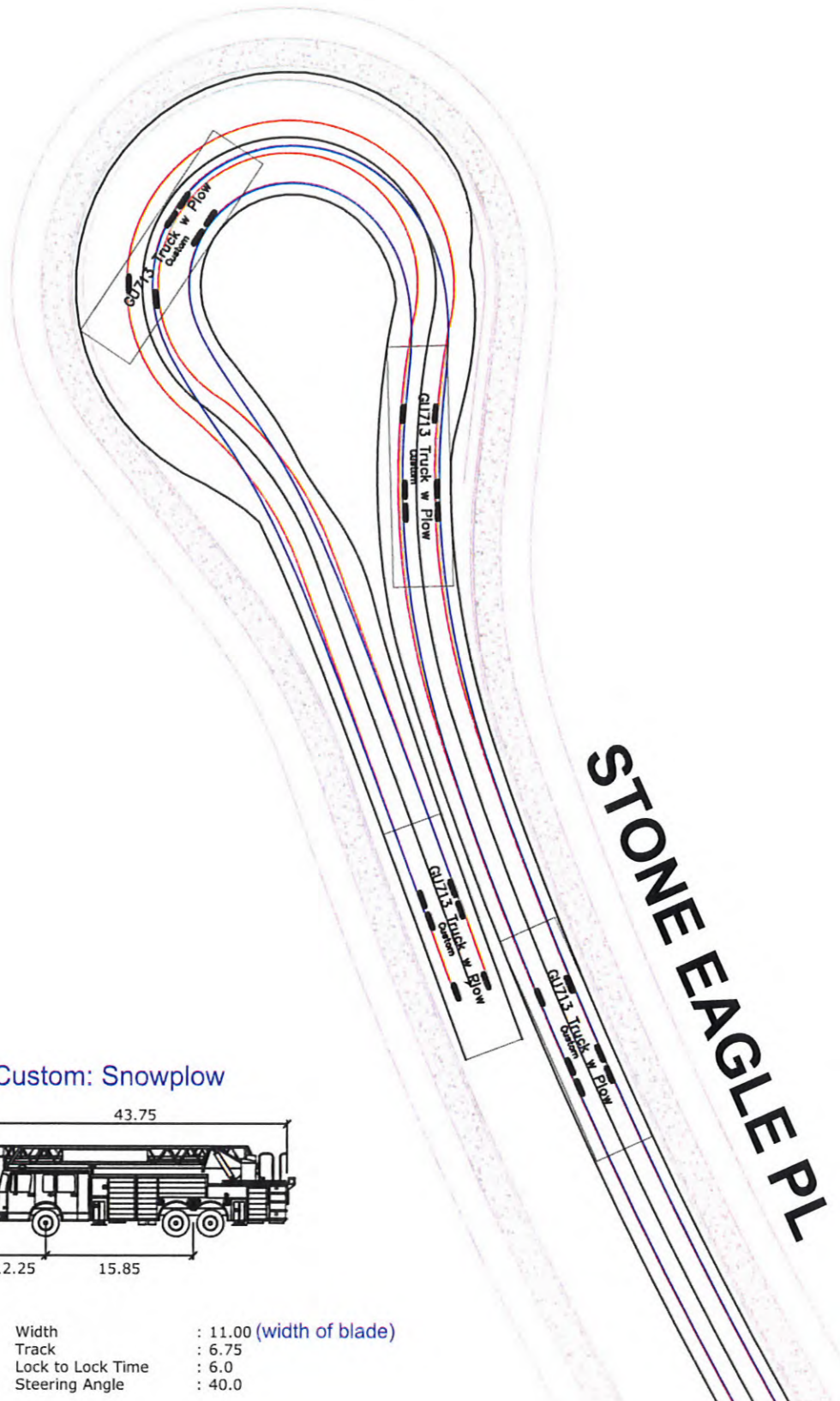
Date _____

This request has been determined not to have met criteria for approval. A deviation from Section _____ of ECM is hereby denied. Comments:

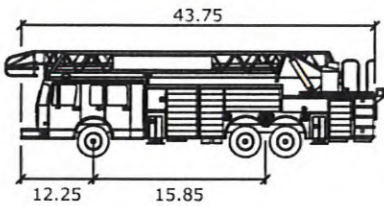
____ Additional comments or information are attached.



Approximate Scale
Scale: 30'



Custom: Snowplow



- Width : 11.00 (width of blade)
- Track : 6.75
- Lock to Lock Time : 6.0
- Steering Angle : 40.0

Figure 1

GU713 Truck w/ Plow AutoTurn Movement

Gleneagle (LSC #154441)





DONALD WESCOTT FIRE PROTECTION DISTRICT

15415 Gleneagle Drive Colorado Springs, CO 80921

PH: 719-488-8680

To: Kari Parsons, Project Manager
From Chief Vincent P. Burns
Re: Gleneagle Golf Course - Filing II
Date: October 5, 2018

This is a letter of commitment to provide fire protection and emergency medical services to the area included within the Gleneagle Golf Course Residential Infill Development, Filing 2. The area specified lies within the boundaries and jurisdiction of the Wescott Fire Protection District. The district has an Insurance Services Office (ISO) protection class 3. Fire and emergency services are provided from two fire stations, Station 1, which is the closest to this development, is located at 15415 Gleneagle Drive. Station 2 is located at 15505 Hwy 83. Both stations are staffed full time 24 hours a day, 365 days a year.

If you have any questions or further information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink that reads "V.P. Burns". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Vincent P. Burns
Fire Chief, Wescott FD