



Planning and Community
Development Department
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	Terra Ridge North
Schedule No.(s) :	5129300002
Legal Description :	TR BEING A PORT OF SW4 SEC 29-11-65 DESC AS FOLS: BEG AT NW COR OF SW4SW4 OF SD SEC 29, TH S 89<46'29" E ALG S LN OF WHISPERING HILLS ESTATES 1407.75 FT, N 00<58'34" E 1327.96 FT, S 89<47'26" E 1246.16 FT TO NE COR OF SD SW4 ALSO BEING ON W LN OF WILDWOOD VILLAGE UNIT 3, S 00<59'16" W ALG E LN OF SD SW4 1366.81 FT, N 89<46'29" W 945.48 FT, N 00<58'34" E 8.50 FT, N 89<46'29" W 1708.14 FT, N 00<58'34" E 30.00 FT TO POB

APPLICANT INFORMATION

Company :		
Name :	Shay Miles	
<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Consultant	<input type="checkbox"/> Contractor
Mailing Address :	15630 Fox Creek Lane	
	Colorado Springs, CO 80906-6121	
Phone Number :	719-352-8886	
FAX Number :	N/A	
Email Address :	shay@milestoneeng.org	

ENGINEER INFORMATION

Company :	LSC Transportation Consultants, Inc.	
Name :	Jeffrey C. Hodsdon	Colorado P.E. Number : 31684
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	

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) *[Handwritten Signature]* _____ Date 6/10/22

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 Sections 2.3.8.A of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

2.3.8.A Roadway Terminations - Cul-de-Sacs
The ECM criteria states that rural cul-de-sacs/non-through-roads shall have a maximum length of 1,600 feet.

State the reason for the requested deviation:

The deviation is needed as the extension of Fox Creek Lane will result in a cul-de-sac that would exceed the ECM standard. There are currently no other secondary road connections or full-width road right-of-way stubs providing access to this parcel, except for the half right-of-way available in the northeast corner of the property.

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

The requested alternative is to allow an extension of an existing cul-de-sac (Fox Creek Lane) that will result in a cul-de-sac that is about 2,115 feet. This is about 515 feet longer than the maximum length allowed by the ECM. See the attached exhibit.

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.

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Signature of owner (or authorized representative)

Date

Engineer's Seal, Signature
And Date of Signature

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- 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:

- There are currently no other/secondary road connections or available ROW providing access to this parcel.

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.

- As there is no alternative access to this parcel, the proposed cul-de-sac represents the best possible design.

The deviation will not adversely affect safety or operations.

- A letter from the fire district would be required as part of the request.

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

- There will be minimal difference in maintenance cost between an ECM standard cul-de-sac length and the proposed length of cul de sac.

The deviation will not adversely affect aesthetic appearance.

- Any impacts to the aesthetic appearance would be minimal, as the proposed cul-de-sac is only 515 feet longer than the maximum length allowed.

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

- A letter from the fire district would be required as part of the request.

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 requested deviation meets control-measure requirements of Part I.E.3 and Part I.E.4 of the MS4 Permit. Grading and Erosion Control Plans and SWMP Report will provide protection of existing conditions and erosion control measures per standards.

