



Planning and Community
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	Monument Ridge East Filing No. 1	SF2514
Schedule No.(s) :	7102200006, 7102200008, 7102200010, 7102200013, 7102201001 7102201014	
Legal Description:	See attached	

APPLICANT INFORMATION

Company :	Monument Ridge East, LLC		
Name :	Donald Cannella, Manager		
	☒ Owner	☐ Consultant	☐ Contractor
Mailing Address :	6275 Lake Shore Ct. Colorado Springs, CO 80915		
Phone Number :	(719) 491-4442		
FAX Number :			
Email Address :	donald.cannella@gmail.com		

ENGINEER INFORMATION

Company :	Whitehead Engineering, LLC	
Name :	David J Whitehead	Colorado P.E. Number : 25118
Mailing Address :	18 Pacifica Cir, Hot Springs Village, AR 71909	
Phone Number :	(719) 237 4411	
FAX Number :		
Email Address :	david@whiteheadengineering.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.

Donald Cannella

Signature of owner (or authorized representative)

07/20/2026

Date

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 Section **11.2.2 Detention Facility Construction** of the Drainage Criteria Manual (DCM) is requested.

Identify the specific DCM standard which a deviation is requested:

Section 11.2.2. Detention Facility Construction, specifically the grade of the access road from a public roadway to the bottom of the pond. The section specifies a maximum grade of 12%.

Explain how your request is tied to the criteria about a specific max grade. Because you don't actually show the access road going down the slopes that are steeper than 12%. But I get your intent: that at the point the access road ends, maintenance vehicles will have to continue on down the steeper grassy slopes to get to the pond bottom. So just clarify that here: the gravel access road ends at a certain point and subsequent access will be down the steeper grassy embankment.

State the reason for the requested deviation:

Space constraints within the subdivision layout necessitate the request. The request is specific to Pond #4 only. A balance between detention volume, the space required for the pond, and the adjacent improvements as well as a jurisdiction wetland has resulted in constraints on normal access standards.

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

The request is to allow a 10% slope for the access road. All other criteria will be met, width, etc. The height the access road that needs to be traversed is 7 feet. This can be easily accomplished with the equipment needed to maintain the detention facility. No regular highway vehicle is needed or expected to use this access for maintenance purposes.

There are many facilities with limited or no vehicular access for maintenance. Pedestrian access is provided for periodic maintenance. Construction equipment, skid steer, etc. can manage the proposed slope easily if needed for slope repairs, carrying other implements and parts for structures as needed.

I don't understand this. As you stated in the first box above, the max allowable slope is 12%. 10% is less than 12%. So what are you really asking for? Revise this whole box to be for the actual deviation you want.

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- ☐ The DCM 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:

Space constraints within the subdivision layout necessitate the request. The request is specific to Pond #4 only. A balance between detention volume, the space required for the pond, and the adjacent improvements as well as a jurisdiction wetland has resulted in constraints on normal access standards.

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.

This deviation will allow access to the facilities that are a part of Pond #4 with comparable design and quality. All other County DCM standards will be met.

I don't understand the text in this box either. How will the deviation "allow access to the facilities...with comparable design and quality?" On the previous page I think you want to request that you don't have to extend the access road to the pond bottom and you want to exceed the max slope of 12%. So if the access road doesn't extend to the pond bottom, how will this deviation request allow access to this pond as you stated in this box? It's just contradictory and confusing phrasing in this box, please clarify.

The deviation will not adversely affect safety or operations.

The deviation will not adversely impact operations or safety.

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

The deviation will not adversely affect maintenance of the access road. The facility will be owned and maintained by the Metro District. There are no maintenance responsibilities or costs to the County.

The deviation will not adversely affect aesthetic appearance.

No change to aesthetic appearance will occur.

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

This deviation meets the design intent of Section 11.2.2 of the Drainage Criteria Manual.

Please elaborate with a "because" statement.

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.

This deviation does not impact the MS4 permit requirements.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

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

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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.

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ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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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.

LEGAL DESCRIPTION

MONUMENT RIDGE EAST FILING NO. 1

A TRACT OF LAND LYING IN THE WEST 1/2 OF SECTION 2, AND THE WEST 1/2 OF SECTION 11 TOWNSHIP 11 SOUTH, RANGE 67 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH WEST SECTION CORNER OF SAID SECTION 2 WHENCE THE WEST 1/4 CORNER OF SAID SECTION 2 BEARS SOUTH 00° 06'21" EAST, A DISTANCE OF 2767.12 FEET:

THENCE NORTH 89°46'22" EAST, A DISTANCE OF 1918.34 FEET;

THENCE SOUTH 00°13'38" EAST, A DISTANCE OF 186.22 FEET TO THE TRUE POINT OF BEGINNING:

THENCE FROM THE POINT OF BEGINNING NORTH 89° 46'22" EAST, A DISTANCE OF 82.81 FEET:

THENCE NORTH 30°14'22" EAST, A DISTANCE OF 106.84 FEET;

THENCE NORTH 89°36'57" EAST, A DISTANCE OF 259.32 FEET TO THE NORTHWEST CORNER OF THE RIGHT OF WAY OF PARCEL GRANTED TO EL PASO COUNTY FOR COUNTY ROAD UNDER THE RECEPTION NUMBER 214002145 OF THE RECORDS OF EL PASO COUNTY, COLORADO;

THENCE FOLLOWING SAID RIGHT OF WAY, THE FOLLOWING 5 COURSES:

- 1) THENCE SOUTH 00° 19'37" EAST, A DISTANCE OF 11.75 FEET;
- 2) THENCE SOUTH 89° 17'54" EAST, A DISTANCE OF 182.88 FEET;
- 3) THENCE NORTH 84° 31'33" EAST, A DISTANCE OF 3.14 FEET;
- 4) THENCE SOUTH 89° 40'13" EAST, A DISTANCE OF 87.26 FEET;
- 5) THENCE SOUTH 88° 20'10" EAST, A DISTANCE OF 154.53 FEET TO THE WESTERLY RIGHT OF WAY LINE OF THE 60 FEET WIDE DOEWOOD DRIVE AS DEDICATED IN HEIGHTS FILING TWO AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NUMBER 2287623 OF THE RECORDS OF EL PASO COUNTY;

THENCE SOUTH 00° 41'56" WEST, ALONG THE WESTERLY RIGHT OF WAY OF SAID
DOEWOOD DRIVE, A DISTANCE OF 249.69 FEET, TO THE NORTHEAST CORNER OF LOT 10
OF SAID HEIGHTS FILING TWO;

THENCE SOUTH 89° 50'30" WEST, A DISTANCE OF 129.42 FEET TO THE NORTHWEST
CORNER OF SAID LOT 10;

THENCE SOUTH 15° 46'00" WEST, A DISTANCE OF 1267.84 FEET ALONG THE WESTERLY
LINE OF SAID HEIGHTS FILING TWO, TO THE SOUTHEAST CORNER HEIGHTS FILING 1 AS
RECORDED IN PLAT BOOK E-5 PAGE 167 RECORDS OF EL PASO COUNTY;

THENCE NORTH 89° 15'42" WEST, ALONG THE SOUTH LINE OF SAID "HEIGHTS FILING 1, A
DISTANCE OF 487.45 FEET, TO THE NORTHWEST CORNER OF LOT 27 OF MISTY ACRES
FILING 1AS RECORDED UNDER RECEPTION NUMBER 205190028 RECORDS OF EL PASO
COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG THE EASTERLY LINE OF SAID LOT 27;

- 1) THENCE SOUTH 14° 00'25" WEST, A DISTANCE OF 242.35 FEET;
- 2) THENCE SOUTH 11° 49'44" EAST, A DISTANCE OF 121.06 FEET;
- 3) THENCE SOUTH 59° 49'44" EAST, A DISTANCE OF 49.90 FEET;
- 4) THENCE SOUTH 30° 35'19" WEST, A DISTANCE OF 224.59 FEET;

THENCE NORTH 15°34'40" WEST, ALONG THE EASETRLY RIGHT OF WAY LINE OF MISTY
ACRES BOULEVARD AS RECORDED IN MISTY ACRES FILING 1 UNDER RECEPTION
NUMBER 205190028 RECORDS OF EL PASO COUNTY RECORDERS OFFICE;

THENCE SOUTH 74° 25'30" WEST, A DISTANCE OF 80.00 FEET TO THE WESTERLY RIGHT OF
WAY LINE OF MISTY ACRES BOULEVARD AS RECORDED IN RECEPTION NUMBER
205190028 RECORDS OF EL PASO COUNTY;

THENCE THE FOLLOWING 4 COURSES ALONG SAID WESTERLY RIGHT OF WAY LINE OF
SAID MISTY ACRES BOULEVARD;

- 1) THENCE SOUTH 15° 34'30" EAST, A DISTANCE OF 375.61 FEET;
- 2) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 264.52 FEET, A
RADIUS OF 521.00 FEET, WITH A CHORD DISTANCE OF 261.68 FEET AND A CHORD
BEARING OF SOUTH 01° 01'49" EAST;
- 3) THENCE SOUTH 13° 30'52" WEST, A DISTANCE OF 382.56 FEET;

4) THENCE ALONG A CURVE TO THE RIGHT WITH A LENGTH OF 248.06 FEET, A RADIUS OF 650.71 FEET, WITH A CHORD DISTANCE OF 246.56 FEET AND A CHORD BEARING OF SOUTH 24° 26'06" WEST;

THENCE SOUTH 89° 49'59" WEST, A DISTANCE OF 221.85 FEET, ALONG THE NORTH LINE OF A DEED AS RECORDED UNDER RECEPTION NUMBER 220189049 RECORDS OF EL PASO COUNTY;

THENCE NORTH 00° 47'39" EAST, A DISTANCE OF 443.01 FEET;

THENCE NORTH 89° 06'43" WEST, A DISTANCE OF 394.96 FEET, TO THE EASTERLY RIGHT OF WAY OF MONUMENT HILL ROAD RECORDED UNDER RECEPTION NUMBER 218052925 RECORDS OF EL PASO COUNTY;

THENCE ALONG SAID EASTERLY RIGHT OF WAY OF SAID MONUMENT HILL ROAD THE FOLLOWING 7 COURSES;

- 1) THENCE NORTH 07° 26'20" EAST, A DISTANCE OF 1273.66 FEET;
- 2) THENCE NORTH 07° 25'02" EAST, A DISTANCE OF 733.89 FEET;
- 3) THENCE NORTH 29° 57'52" EAST, A DISTANCE OF 675.33 FEET;
- 4) THENCE NORTH 89° 46'22" EAST, A DISTANCE OF 417.09 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PARCEL CONVEYED TO WOODMOOR WATER AND SANITATION DISTRICT FOR THE CRYSTAL CREEK LIFT STATION BY DEED RECORDED NOVEMBER 30, 1998 AT RECEPTION NO. 98175218 OF THE RECORDS OF EL PASO COUNTY, COLORADO; EXCEPTING DEED RECORDED NOVEMBER 29, 2010 AT RECEPTION NO. 210120918 AND JANUARY 9, 2014 AT RECEPTION NO. 214002145 AND FURTHER EXCEPTING ANY PORTION WITHIN THE RIGHT OF WAY OF COUNTY LINE ROAD OR INTERSTATE HIGHWAY 25, AND FURTHER EXCEPTING THAT PORTION DEDICATED AS DOEWOOD DRIVE IN "HEIGHTS FILING TWO" AS RECORDED IN PLAT BOOK E-5 AT PAGE 228 UNDER RECEPTION NO. 2287623 OF THE RECORDS OF EL PASO COUNTY, COLORADO.

SAID PARCEL CONTAINS 66.12 ACRES MORE OR LESS.



NOTES:

1. EXISTING VEGETATION SHALL REMAIN IN PLACE (IF POSSIBLE) AND SEE FINAL LANDSCAPE PLAN FOR FINAL POND REVEGETATION.
2. SLOPE POND BOTTOM 2.00% FROM TOE TO TRICKLE CHANNEL.



POND OVERFLOW SPILLWAY PROFILE
SCALE: N.T.S.



WARNING SIGN DETAIL
SCALE: N.T.S.



- THE GASKET SHALL BE MADE OF 1/4"-INCH THICK, 60 DUROMETER EPDM RUBBER IN A CONTINUOUS SHEET THE SIZE OF THE ORNICE PLATE. THE SHEET SHALL BE FLUORIMETERED FROM THE ORNICE PLATE AND THE CONCRETE SURFACE. THE WIDTH OF THE OVERLAP BETWEEN THE PLATE AND THE CONCRETE OPENINGS SHALL BE CUT INTO THE SHEET CORRESPONDING TO THE PLATE BOLT HOLES AND THE CONCRETE WALL OPENING. CUTS MADE EITHER BY THE CONTRACTOR IN THE FIELD OR BY THE MANUFACTURER (OR EQUIVALENT GASKET APPROVED BY THE ARCHITECT'S CONSULTANT). NOTE THAT CAULK IS NOT AN APPROVED EQUIVALENT AND WILL NOT BE ACCEPTED BY EL PASO COUNTY.
- JOINTS WHERE WIRE TYPE AND BAR GRATES SHOULD BE MANUFACTURED WITH EXTERIOR BARS IN THE VERTICAL ORIENTATION.

PREPARE

NOT FOR
CONSTRUCTION

MONUMENT RIDGE EAST
FILING NO. 1
POND DETAIL PLANS
- POND 4 - [PVT]

DESIGNED BY:	REP	DRAWN BY:	MGP
SCALE:	VARIES	DATE:	04/08/25
JOB NUMBER		SHEET	
24-001		7 OF 29	