



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

**DEVIATION REQUEST
AND DECISION FORM**
Updated: 7/6/2019

PROJECT INFORMATION

Project Name :	Silverado Ranch, Filing 2
Schedule No.(s) :	3516000001
Legal Description :	N2 SEC 16-15-63 EX TH PT PLATTED TO SILVERADO RANCH FILING NO 1

APPLICANT INFORMATION

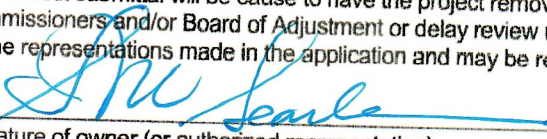
Company :	
Name :	Mr. Stan Searle
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Contractor	
Mailing Address :	18911 Cherry Springs Ranch Drive Monument, CO 80132
Phone Number :	719-481-3735
FAX Number :	N/A
Email Address :	ppatten@pattenassociates.com

ENGINEER INFORMATION

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

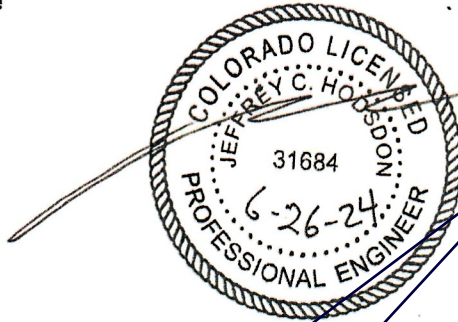
OWNER, APPLICANT, AND ENGINEER DECLARATION

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)

6-26-24
Date

Engineer's Seal, Signature
And Date of Signature



Unresolved:
A temporary cul-de-sacs is proposed, so it should be 2.3.8.C. The maximum length for the temporary cul-de-sacs is 600ft. Please revise. Also, please indicate which type of temporary cul-de-sacs for this project (Within the Plat, Outside the Plat of a Phased Development or on Property not Owned by the Current Developer).

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request) **DEVIATION No. 1 (rev. 6/25/2024)**

A deviation from the standards of or in Section 2.3.8.C of the *Engineering Criteria Manual (ECM)* is requested to allow the extension of Silverado Hill Loop into Filing No. 2 to have an interim temporary total length of cul-de-sac of 4,595 feet, which would exceed the maximum cul-de-sac length of 1,600 feet for rural roads in the ECM. The type of temporary cul-de-sac for this project will be *Outside the Plat of a Phased Development*. This condition would be interim until future filings are developed and Silverado Hill Loop is completed and the Peyton Highway access is constructed and opened. Please refer to the attached Deviation Exhibit.

Identify the specific ECM standard which a deviation is requested:

2.3.8.A Roadway Terminations – Cul-de-sacs

Cul-de-sacs shall have a maximum length of 1,600 feet for Rural condition, with a length of 4,595 feet. Please refer to the Deviation Exhibit for more details.

State the reason for the requested deviation:

- The proposed cul-de-sac extension would be an interim roadway terminus only, not a permanent cul-de-sac.
- Constructing the portion of the Silverado Hill Loop and the Peyton Highway access prior to development of future filings beyond this one would not be practical and would not be necessary until future filings are completed.

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

- The proposed cul-de-sac is shown in the attached Figure 2 from the TIS (site plan).
- As shown in the Deviation Exhibit, the interim cul-de-sac termination within Filing No 2 would be (located 4,595 feet from Drennan Road) (road distance) would exceed the ECM standard of 1,600 feet by 2,995 feet.
- Twenty-five 2.5-acre lots would access this proposed interim cul-de-sac roadway. Twelve of these lots would also have frontage along Drennan Road, although the homesite driveway accesses would be taken from the proposed internal private road (Silverado Hill Loop).

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.

Provide justification:

- Limited connectivity to public roads. There will be a future connection to Peyton Highway west of Filing 2. However, the completion of Silverado Hill Loop and the Peyton Highway access is through a future development area and are not proposed at this time.
- This proposed cul-de-sac extension would be an interim roadway terminus only, not a permanent cul-de-sac. Constructing the remaining roadways for future filings within the development would not be practical and would not be necessary until future filings are completed.
- Twenty-five total lots would access the interim cul-de-sac. The Land Development Code indicates no more than 25 lots on a non-through street. Moreover, twelve of these lots would also have frontage along Drennan Road, although the homesite driveway access would be taken from the proposed internal road (Silverado Hill Loop).

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.

- The cul-de-sac would be a temporary condition until additional development occurs, at which point the loop road would be completed along with the access connection to Peyton Highway.
- The proposed subdivision roadway will be unpaved and built to county gravel road standards utilizing crushed, recycled asphalt material - please refer to Deviation No. 2.
- The proposed number of dwelling units (25 units) on a non-through street would not exceed the limit (25 units) established by the Land Development Code. Therefore, an LDC waiver would not be necessary.

The deviation will not adversely affect safety or operations.

- The projected ADT of 282 vehicles/day (vpd) would be relatively low and significantly lower than the design ADT for a Rural Local road (750 vpd).
- Please refer to the attached documentation from the local fire protection district.
- Please refer to Deviation No. 2, which requests use of crushed, recycled asphalt pavement material for the unpaved Silverado Hill Loop (a private roadway).
- The level of service at the intersection of Drennan Road/Drover Canyon View would be good – LOS A for the northbound approach.

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

- The deviation will not adversely affect maintenance cost as the roadway will be private and maintained by the HOA.

The deviation will not adversely affect aesthetic appearance.

- The private roadways are proposed to be unpaved with use of crushed, recycled asphalt material (see Deviation No. 2)
- The owner’s association will be responsible for maintaining the roadway.

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

- The intent can be met, given the relatively low traffic volume.
- The number of lots (25) would not exceed the threshold number requiring a waiver of the Land Development Code.
- The proposed cul-de-sac would be a temporary/interim condition.
- Please refer to the attached documentation from the local fire protection district.

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.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

Provide ECM
Section

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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⌋

L

⌋

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

Deviation Exhibit

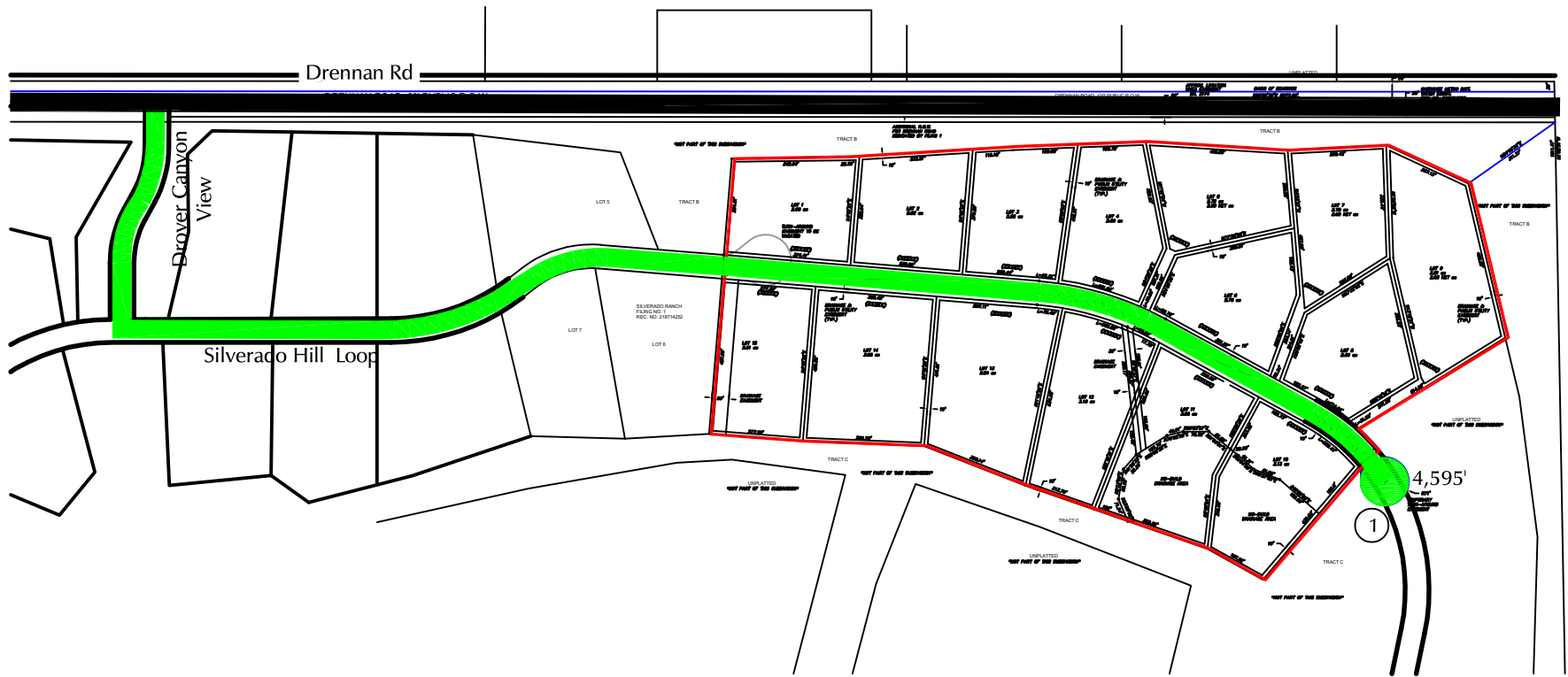




Deviation Request No. 1

- ① 2.3.8.C.2 - Roadway Terminations - Temporary Cul-de-Sacs - Cul-de-Sac Terminates Outside the Plat of a Phased Development



Approximate
Scale
1" = 500'



-  Portion of roadway for which deviation is requested
-  Proposed length of temporary non-through street
X,XXX'

Deviation Exhibit Temporary Length of Cul-de-Sac

Silverado Ranch Filing No. 2 (LSC#S224530)



TIS Figure 2





Approximate
Scale
1" = 500'

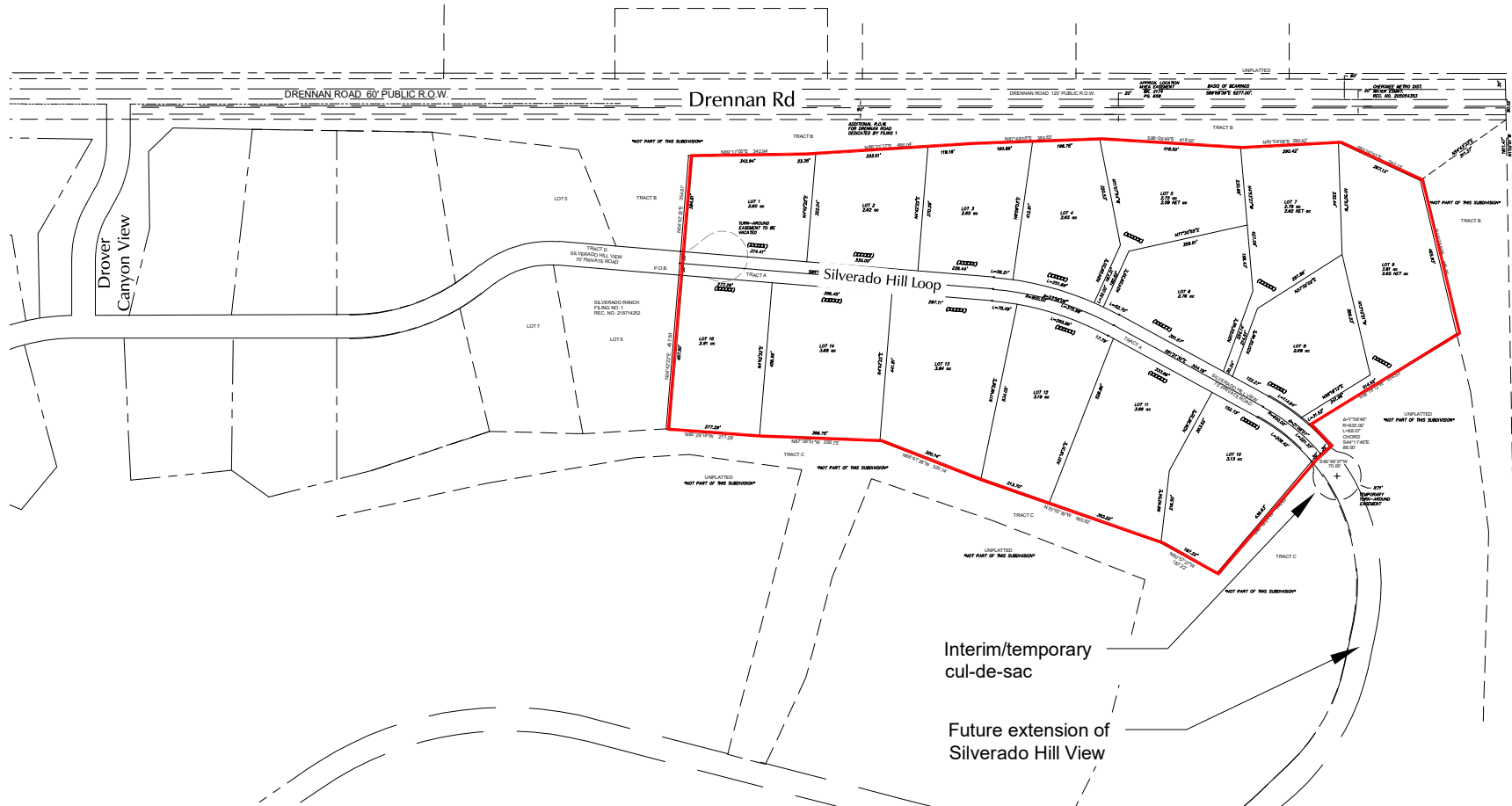


Figure 2
Filing No. 2 Site Plan
Silverado Ranch Filing No. 2 (LSC#S224530)

Documentation from Local Fire Protection

Provide documentation from fire department that they are ok with the length of the cul-de-sac.



Ellicott Fire Department

75 North Ellicott Highway

Calhan Colorado 80808

Phone: (719)683-7211 Fax: (719)683-8611

Email: ellicottfd@hotmail.com

FIRE COMMITMENT LETTER

Wednesday February 28, 2024

To whom it may concern,

The Ellicott Fire Protection District currently provides fire protection services to Silverado Ranches, as they are in our primary response area.

As part of phase 2 a 30,000gallon water cistern will be required with the location to be approved by EFPD.

All driveways must be 20 feet in width free of any hairpin curves that may limit fire apparatus access.

Additional construction will necessitate needed infrastructure to maintain the proper level of service to the citizens of Ellicott Fire Protection District.

Ellicott Fire Protection District is currently an ISO 6/9, and provides structural and wildland fire suppression services throughout the district. Ellicott Station 2 is our headquarters station servicing this area, located at 75 North Ellicott Highway, Calhan, Colorado, 80808, which is approximately 9 miles away.

Any further questions can be answered by the Fire Chief at 719-683-7211.

Respectfully,

Michael Henley

Fire Chief