



**Planning and Community
Development Department**
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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		

SF246

OWNER, APPLICANT, AND ENGINEER DECLARATION

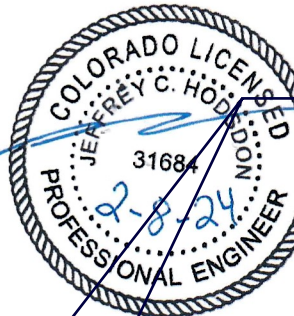
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations 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.

[Handwritten Signature]

2-8-2024

Signature of owner (or authorized representative)

Engineer's Seal, Signature
And Date of Signature



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).

Silverado Hill Loop. Update throughout document

DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section 2.3.8.A of the *Engineering Criteria Manual (ECM)* is requested to allow the extension of Silverado Hill View 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. This condition would be interim until future filings are developed and SHL loop is completed and the Peyton Highway access is constructed and opened. Please refer to the attached Exhibit 1.

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 View 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 exhibit Figure 2 (site plan).
- 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 View).

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 the SHL 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 View).

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 built to county gravel road standards with a crushed, recycled asphalt surface.
- 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.

Provide documentation from local Fire Protection that the area is serviceable and that there are adequate turn-arounds provided.

- The projected ADT of 282 vehicles/day (vpd) would Local road (750 vpd).
- It is our understanding that a waiver for Silverado Hill View to be a private roadway with a crushed, recycled asphalt surface was submitted and approved.
- The level of service at the intersection of Drennan Road/Drover Canyon View would be good.

Include what LOS would be

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

- The deviation will not adversely affect maintenance cost as the roadway will be built to county Rural Local roadway standards and a county-standard cul-de-sac "bulb" will be constructed at the terminus of the road (which will accommodate County maintenance vehicles and snow plows).

The deviation will not adversely affect aesthetic appearance.

- The private roadways will have a crushed, recycled asphalt surface.
- 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.

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

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:

Deviation Exhibit

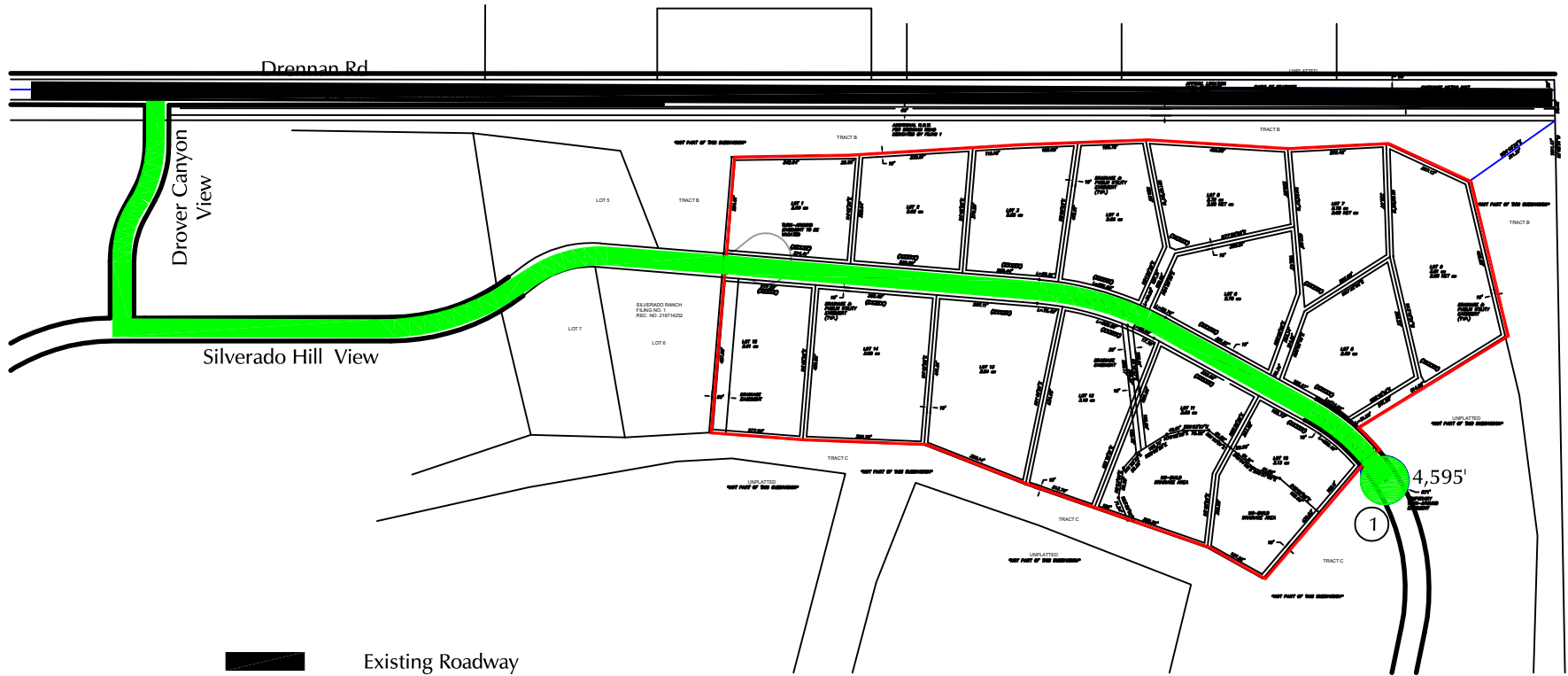


Deviation Request No. 1

① 2.3.8.A - Roadway Terminations (Rural Cul-de-Sac)



Approximate
Scale
1" = 500'







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



Exhibit 1
Length of Cul-de-Sac
Silverado Ranch Filing No. 2 (LSC#S224530)

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JM Seville
Signature of owner (or authorized representative)

2-8-2024
Date

Engineer's Seal, Signature
And Date of Signature



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