



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): Parcel E, Deer Creek Road, Monument, CO 80132

Tax Schedule ID(s) #: 71114-04-111 and 71114-00-007

Legal Description of Property: _____

Southeast portion of Section 11, Township 11 South, Range 67 West of the 6th Principal Meridian, El Paso County, CO

Subdivision or Project Name:
North Bay at Lake Woodmoor

Section of ECM from Which Deviation is Sought: ECM 2.3.8 Roadway Termination

Specific Criteria from Which a Deviation is Sought: Urban Cul-de-Sac -- Figure 2-31

Proposed Nature and Extent of Deviation: _____
Use of a Hammerhead turnaround

Applicant Information:

Applicant: Lake Woodmoor Holdings, LLC Email Address: ttaylor@laplatallc.com

Applicant is: Owner Consultant Contractor

Mailing Address: 1755 Telstar Drive, Colorado Springs State: CO Postal Code: 80920

Telephone Number: (719) 867-2250 Fax Number: _____

Engineer Information:

Engineer: Christopher J. Castelli, P.E. Email Address: ccastelli@kiowaengineering.com

Company Name: Kiowa Engineering Corporation

Mailing Address: 1604 South 21st Street, Colorado Springs State: CO Postal Code: 80904

Registration Number: 38842 State of Registration: Colorado

Telephone Number: (720) 330-2553 Fax Number: _____

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

Section of ECM from Which Deviation is Sought: 2.3.8

Specific Criteria from Which a Deviation is Sought: _____

Roadway termination

Proposed Nature and Extent of Deviation: Use of a Hammerhead turnaround where a Cul-de-Sac is required.

Reason for the Requested Deviation: _____

The drives form a natural hammerhead turn-around. Using a cul-de-sac will impact the slope to the east and will not allow us to retain the natural features and open space on the parcel.

Comparison of Proposed Deviation to ECM Standard: _____

Proper turn-around of emergency vehicles is achieved using either roadway termination. The hammerhead configuration on Shoreditch Heights fits well with the proposed site layout and adjacent natural features of the site.

Applicable Regional or National Standards used as Basis: _____
Colorado Springs Fire Department - Fire Department Access

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

JUSTIFICATION

■ The ECM standard is inapplicable to a particular situation.

The ECM standard will impact the natural features of the site if required to construct. A goal of the project is to retain natural features and open space.

■ 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.

Construction of a cul-de-sac at the end of Shoreditch Heights will impact the natural features of the site to the east.

■ 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.

Allowing a hammerhead turnaround in this location provides the proper emergency turnaround and doesn't impact the natural features of the site. Tri-Lakes Monument Fire Department has approved the hammerhead turnaround for emergency access.

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 request is to help preserve natural features east of Shoreditch Heights as the turnaround is formed naturally by the private roads allowing less impact to the site.

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

The hammerhead turnaround will provide a comparable roadway termination and has been approved by Tri-Lakes Monument Fire Department.

The deviation will not adversely affect safety or operations.

The hammerhead turnaround has been approved by Tri-Lakes Monument Fire Department for emergency access.

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

Shoreditch Heights is a private road that will not be maintained by the County.

The deviation will not adversely affect aesthetic appearance.

The narrower street cross-section and hammerhead turnaround layout will have a smaller footprint that will retain more natural features and open space for the development. As a result, the request will not adversely impact aesthetic appearance.

Owner, Applicant and Engineer Declaration:

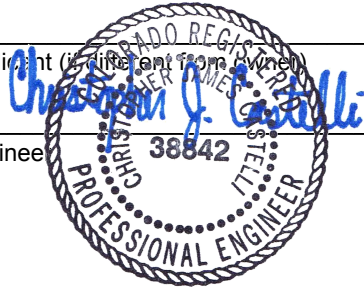
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations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

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:

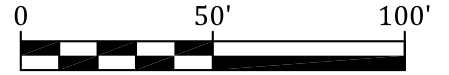
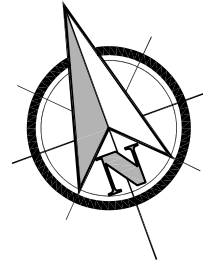
____ Additional comments or information are attached.

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.



Scale: 1"=50'
Vertical Scale: 1"=5'



15073 Deviation Request Exhibits.dwg/Feb. 20, 2020

North Bay at Lake Woodmoor
Deviation Request - Hammerhead Turnaround
El Paso County, Colorado

PROJECT NO. 15073



1604 South 21st Street
Colorado Springs, Colorado 80904
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