



Development Services
100 N. Wilcox Street
Castle Rock, CO 80104
720-733-2200 FAX 720-733-2231

TCLV16-0047
NO. 15-0036

DATE 7/19/16

TECHNICAL CRITERIA VARIANCE APPLICATION

DEVELOPMENT

Hillside at Castle Rock

LEGAL DESCRIPTION OF SUBJECT PROPERTY

TRACT IN SW1/4 3-8-67 & IN SE1/4SE1/4 4-8-67 46.72 AM/L LSP 3561 46.7 acres
TRACT IN SE1/4SW1/4 3-8-67 4.878 AM/L 4.9 acres

VARIANCE REQUESTED:

Code Section(s)\ Town of Castle Rock Transportation Design Criteria Manual, Section 2.3.5 Crosspans.

Describe the Variance Requested

Crosspans are not allowed at Entry streets.

1. Describe the exceptional situation or condition that exists

The TOCR Transportation Design Criteria Manual Table 22.3 allows for a maximum intersection slope of 4% for the first 100' at a Local/Entry Street and Major Arterial intersection and does not distinguish between positive and negative slope. Since the local street crown cannot continue into the arterial roadway, a pan must be installed to convey drainage across the seam that is created when a local street with a negative 4% slope intersects and arterial roadway.

2. Describe the difficulty or hardship that would be created by a strict enforcement of the code
A previous variance to the maximum street slope was granted for this project in order to provide primary and secondary access to the adjacent Beaver parcel. If a pan is not allowed at the local entry street intersection with the arterial road, then the local street would have to have a positive slope approach to the arterial road so that inlets could be place at the local street PCR. Creating a low point at the local street PCR will make it impossible to provide primary and secondary access to the adjacent Beaver parcel due to the extreme street slope that would be required to make up the elevation difference.

3. Describe why there would not be any adverse impact on public health, safety and welfare
We do not believe there would be any adverse impact on public health, safety and welfare for the following reasons: 1) The local entry street and arterial intersection is a "T" intersection therefore there is no through traffic across the crosspan; left turn movements in and out are stop conditions; right turn movements in and out require vehicles to slow down. Crosspans at collector/arterial and local/arterial intersections are standard practice in Douglas County and the Denver Metro area.

**Table 2.3
Maximum Permissible Intersection Grades for Minor Streets**

M i n o r S t r e e t	Major Street (Through Street)					
		Local	Minor Collector	Major Collector	Minor Arterial	Major Arterial
	Local					
	Industrial	L – 95' G – 4% ¹	100' 4% ¹	100' 4% ¹	125' 4% ¹	125' 4% ¹
	Entry Street					
	Minor Collector	L – G –	100' 4% ¹	120' 3% ¹	150' 3% ¹	150' 3% ¹
	Major Collector	L – G –		120' 3% ¹	150' 3% ¹	200' 3% ¹
	Minor Arterial	L – G –			200' 2%	200' 2%
	Major Arterial	L – G –				200' 2%

L = Minimum length of maximum permissible intersection grades for minor streets.
(Measured from the flowline intersection of the minor and major street)

G = Maximum grade of the minor street within the “L” length

1 - Intersection grades shall meet the Americans with Disability Act Accessibility Guidelines (ADAAG) for maximum grades at intersections with respect to the cross slope of the crosswalks. The maximum grade may be less than shown for street approaches that have a stop condition.

Additional Information:

1. Attach an improvement survey.
2. Attach a drawing showing the intended uses.
3. Provide any other information helpful to discussion.

PROPERTY OWNER

Name: Wolfensberger Property Group, LLC.

Address: 9116 W. Bowles Ave., Unit 15
Littleton, CO 80123

Phone #: (303) 979-9858

Fax #: _____

Signature of Applicant

For Staff Use Only

Staff Recommendation: Approved ☒ Yes ☐ No

APPLICANT'S REPRESENTATIVE (if applicable)

Name: Troy W. Denning P.E.

Address: 7852 S. Elati St. Suite 106
Littleton, CO 80134

Phone: (303) 794-8604

Fax: (303) 795-3072

Signature

- ☒ Public Works Director
☐ Utilities Director
☐ Parks & Recreation Director
☐ Development Services Director

8/3/16
Date

Comments

Conditions of Acceptance
