



**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): 0 Woodmoor Drive, Monument, CO 80132

Tax Schedule ID(s) #: 7111404111

Legal Description of Property: All of the Cove at Woodmoor ex condominium plat for the Cove at Woodmoor supplement group No. 1, ex that part of ly WLY of W LN of the Cove at Woodmoor Condominiums.

Subdivision or Project Name: North Bay at Lake Woodmoor

Section of ECM from which Deviation Is Sought: 2.2.5.E

Specific Criteria from which a Deviation Is Sought: Intersection spacing along a Rural Local roadway.

Proposed Nature and Extent of Deviation: Allow access intersection spacing of 265 feet (east from the west site access(proposed)/Burning Oak Way/Deer Creek Road intersection to the proposed east access intersection.

Applicant Information:

Applicant: Lake Woodmoor Holdings LLC Email: CHumphrey@laplatalc.com
 Applicant Is: Owner Consultant Contractor
 Mailing Address: 1755 Telstar Drive, Suite 211, Colorado Springs State: CO Postal Code: 80920
 Telephone Number: 719-867-2256 Fax Number: N/A

Engineer Information:

Applicant: Jeffrey C. Hodsdon Email Address: jeff@LSCtrans.com
 Company Name: LSC Transportation Consultants, Inc.
 Mailing Address: 545 E Pikes Peak Ave, Colorado Springs State: CO Postal Code: 80903
 Registration Number: 31684 State of Registration: Colorado
 Telephone Number: 719-633-2868 Fax Number: 719-633-5430

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

Section of ECM from which Deviation Is Sought: 2.2.5.E

Specific Criteria from which a Deviation Is Sought: Intersection spacing along a Rural Local Road.

Proposed Nature and Extent of Deviation: Same as above.

Reason for the Requested Deviation: Floodplain constraints limit the allowable distance between the two proposed access points.

Comparison of Proposed Deviation to ECM Standard: ECM prescribed intersection spacing along a Rural Local road is 330 feet. Proposed intersection spacing is 265 feet.

Applicable Regional or National Standards Used as Basis: N/A

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

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.

N/A

The deviation is requested to provide access to the east portion of the site via Shoreditch Heights. The east section of the property lies within the 100-year FEMA floodplain and floodway, which constrains the access location.

N/A

If at least one of the criteria is not met, this application for deviation cannot be considered.

Criteria for Approval:

PLEASE REQUEST 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 based on the need to place the east site access as far east as possible from the intersection of Redbridge Point at Deer Creek Road while avoiding the FEMA 100-year floodplain and floodway.

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

The deviation would also allow for a second access to serve the eastern portion of the site. The possible location of this second access is constrained by the FEMA 100-year floodplain and floodway.

The deviation will not adversely affect safety or operations

The proposed spacing will be sufficient and will not adversely affect safety or operations. The proposed spacing will not interfere with existing or proposed auxiliary turn lanes because there are currently none and none are proposed. Also, the stopping sight distance between the access point intersections meets ECM standards.

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

The deviation would not adversely affect maintenance.

The deviation will not adversely affect aesthetic appearance.

The deviation would not adversely affect aesthetics.

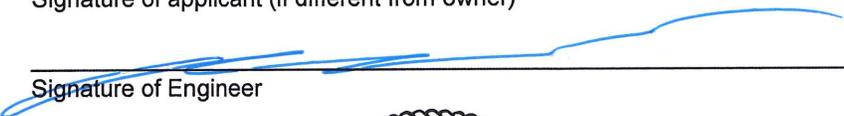
Owner, Applicant, and Engineer Declaration:

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.

 _____ Date 4/28/17

Signature of applicant (if different from owner) _____ Date _____

 _____ Date 4/28/17

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:

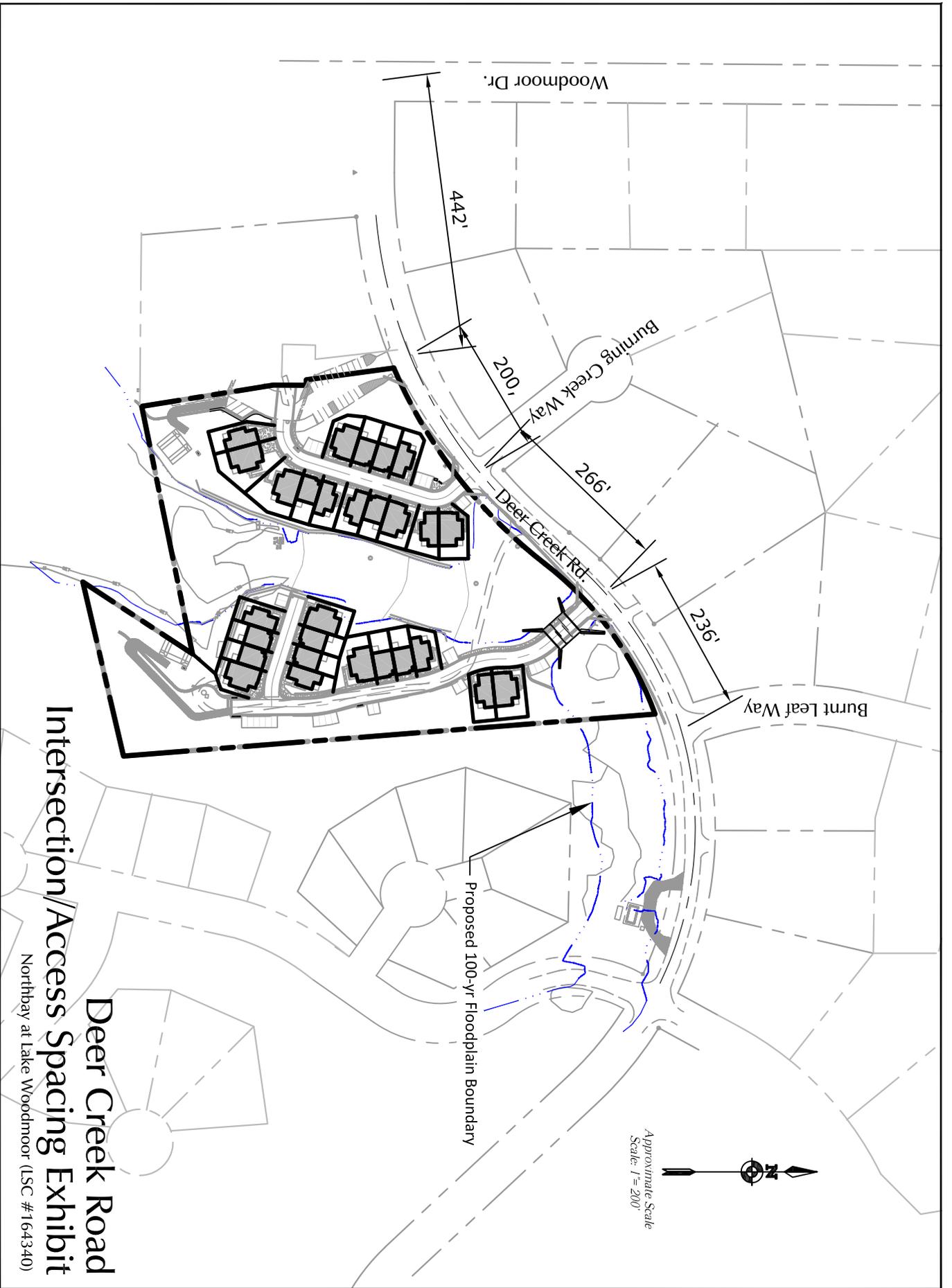
_____ Additional comments or information are attached

DENIED by the ECM Administrator

Date _____

This request has been determined not to have met the criteria for approval. A deviation from Section _____ of ECM is hereby denied. Comments:

_____ Additional comments or information are attached



Woodmoor Dr.

442'

200'

266'

236'

Deer Creek Rd.

Proposed 100-yr Floodplain Boundary

Burnt Leaf Way

Burning Creek Way

Approximate Scale
Scale: 1" = 200'



Deer Creek Road Intersection/Access Spacing Exhibit

Northbay at Lake Woodmoor (LSC #164340)