



Development Services Department
2880 International Circle
Colorado Springs, Colorado 80910

Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REVIEW AND DECISION FORM

Procedure # R-FM-051-07
Issue Date: 12/31/07
Revision Issued: 00/00/00

DSD FILE NO.:

--	--	--	--	--	--	--	--

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 Section 2.2.4.B.7

Specific Criteria from Which a Deviation is

Sought: Figure 2-17, and ECM Table 2-7, Typical Urban Local (Low Volume) Cross-section

Proposed Nature and Extent of Deviation:

24' paved width with 12' lanes to 21'-8" paved width with 10'-10" lanes

Applicant Information:

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

Applicant is: X 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: Andrew W. McCord, PE Email Address: amccord@kiowaengineering.com

Company Name: Kiowa Engineering Corporation

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

Registration Number: 25057 State of Registration: Colorado

Telephone Number: (719) 630-7342 Fax Number:

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

Section of ECM from Which Deviation is Sought: 2.2.4.B.7

Specific Criteria from Which a Deviation is

Sought: 24' paved width with 12' lanes

Attach a typical cross
section

Proposed Nature and Extent of Deviation: 21'-8" paved width with 10'-10" lanes

Reason for the Requested Deviation:

A smaller road cross-section with compact road design on the proposed private streets will achieve the goal of retaining natural features and open space on the parcel.

Comparison of Proposed Deviation to ECM Standard:

Lane widths will be reduced 14-inches. Tri-Lakes Fire Department is aware of the street sections.

Applicable Regional or National Standards used as Basis: _____
Colorado Springs Fire Department required minimum width is 20 feet. with appropriate Fire Lane designation.
These roadways will be marked on both sides as 'No Parking Fire Lane'. Tri-Lakes Monument Fire Department is
aware of the slightly reduced lane widths and have approved the layout.

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

JUSTIFICATION

☒ The ECM standard is inapplicable to a particular situation.

The ECM standard is too restrictive to allow for reasonable development of the site.

☒ 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.

Due to the site constraints and goal of retaining natural features and open space for the project site.

☒ 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.

A relaxation of the ECM requirement is needed in order to develop the site. The private roads act much like a private parking lot and the slightly reduced lane widths should not cause undue impact.

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 and open space on the site.

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

The request will allow for design to provide the intended result of preserving natural features and open space on the site.

The deviation will not adversely affect safety or operations.

The slight reduction in lane width will not adversely affect safety or operations. The road narrowing and light through traffic will result in lower speeds, helping with pedestrian safety. Tri-Lakes Monument Fire Department is aware of the roadway widths and have approved the layout.

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

While private snow removal may be affected by the request, the overall maintenance costs should not be impacted.

The deviation will not adversely affect aesthetic appearance.

The request will not adversely impact aesthetic appearance.

Insufficient explanation. Explain how the specific criteria has been satisfied.

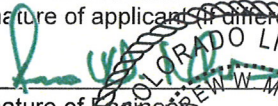
Staff recommends as part of the explanation for the maintenance affect that these are private roads and will not be maintained by the County.

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.

 11/29/18
Signature of owner (or authorized representative) Date

Signature of applicant (if different from owner) Date

 November 28, 2018
Signature of Engineer Date



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.



Development Services Department
2880 International Circle
Colorado Springs, Colorado 80910

Phone: 719.520.6300
Fax: 719.520.6695
Website: www.elpasoco.com

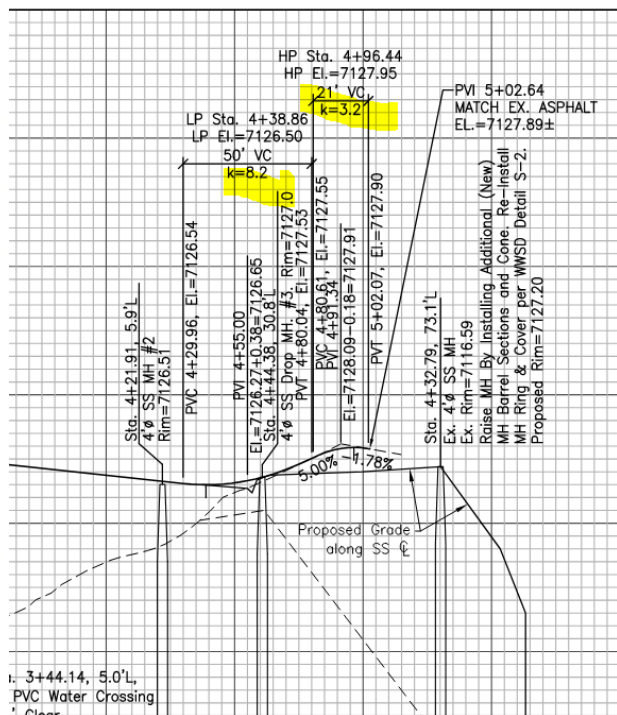
DEVIATION REVIEW AND DECISION FORM

Procedure # R-FM-051-07
Issue Date: 12/31/07
Revision Issued: 00/00/00

DSD FILE NO.:

--	--	--	--	--	--	--	--

Private Road)



Parcel E. Deer Creek Road, Monument, CO 80132

10-007

uth. Range 67 West of the 6th Principal Meridian, El Paso

ECM Section 2.4

idge Point

west end of Redbridge Point where it ties back into the Cove's

Email Address: ttaylor@laplatallc.com

Contract

ings

Update the deviation request to include both the sag and crest values.

Attach an exhibit showing the location for the requested deviation.

Engineer Information:

Engineer: Andrew W. McCord, PE
Company Name: Kiowa Engineering Corporation
Mailing Address: 1604 South 21st Street, Colorado Springs
Registration Number: 25057
Telephone Number: (719) 630-7342

Fax Number:

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

Section of ECM from Which Deviation is Sought: 2.3 Table 2-7

Specific Criteria from Which a Deviation is

Sought: Vertical curve data requirements near T-intersection of Redbridge Point and the existing Cove parking and access.

Proposed Nature and Extent of Deviation: Reduction of k-value to just over 8 allowing a sight distance of 62.8 feet where the distance to the intersection is approximately 50 feet.

Reason for the Requested Deviation: Given the layout of the site and Redbridge Point terminating in a t-intersection into the existing Cove's parking and access, a reduced speed is required and the sight distance based upon the curve data is 62.8 feet where the PVI of the curve is approximately 50 feet from the intersection.

Comparison of Proposed Deviation to ECM Standard:

Vertical curve will provide 52.8 feet of sight distance where the T-intersection at the end of the private roadway is approximately 50 feet from the PVI of the vertical curve.

Applicable Regional or National Standards used as Basis: _____
DOT Standards for calculating sight distance. _____

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.

JUSTIFICATION

The ECM standard does not take into account reduction in speed due to the T-intersection.

The location of the proposed tie into the Cove's parking and access is a site constraint that will reduce speed and lessen the necessary sight distance.

A reduction of the required k-value for the curve is appropriate for the physical layout of the roadway connection.

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 based upon the existing site conditions and the location of the proposed roadway connection.

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

The request will allow for adequate sight distance given the location of the vertical curve to the T-intersection of the roadway.

The deviation will not adversely affect safety or operations.

The deviation request will not adversely impact safety as the roadway speeds are reduced due to the location of the T-intersection.

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

The deviation request will not impact maintenance or its associated cost for the private roadway.

The deviation will not adversely affect aesthetic appearance.

The request will not adversely impact aesthetic appearance.

Insufficient explanation. Explain how the specific criteria has been satisfied.

Staff recommends as part of the explanation for the maintenance affect that these are private roads and will not be maintained by the County.

Owner, Applicant and Engineer Declaration:

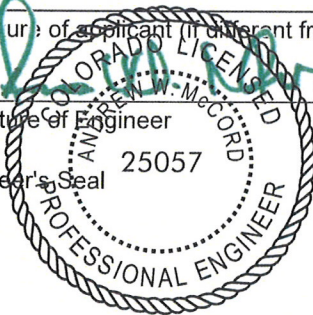
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations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

Phil S. Durkin 11/29/18
Signature of owner (or authorized representative) Date

Signature of applicant (if different from owner) Date

November 28, 2018
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.



Development Services Department
2880 International Circle
Colorado Springs, Colorado 80910

Phone: 719.520.6300
Fax: 719.520.6695
Website: www.elpasoco.com

DEVIATION REVIEW AND DECISION FORM

Procedure # R-FM-051-07
Issue Date: 12/31/07

Include a site exhibit highlighting the specific sections of the road where the requested deviation applies. This comment applies for all the deviation request submitted. See the snippet below for example.

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 Specific Criteria from Which a Deviation is Sought: ECM Table 2-7, Type 3

Proposed Nature and Extent of Deviation: 100' radius reduced to a minimum

Applicant Information:

Applicant: Lake Woodmoor H

Applicant is: X Owner

Mailing Address: 1755 Telstar

Telephone Number: (719) 8

Engineer Information:

Engineer: Andrew W. McCor

Company Name: Kiowa Eng

Mailing Address: 1604 South 21st Street, Colorado Springs

Registration Number: 25057

Telephone Number: (719) 630-7342

State: CO Postal Code: 80904

State of Registration: Colorado

Fax Number: _____

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

Section of ECM from Which Deviation is Sought: 2.3 Table 2-7

Specific Criteria from Which a Deviation is Sought: Centerline Curve Radius

Proposed Nature and Extent of Deviation: Reduction of 100' radius to minimum 40' radius

Reason for the Requested Deviation:

Due to the site proposed site layout, a reduction of the curve radius is necessary to allow for development of the site.

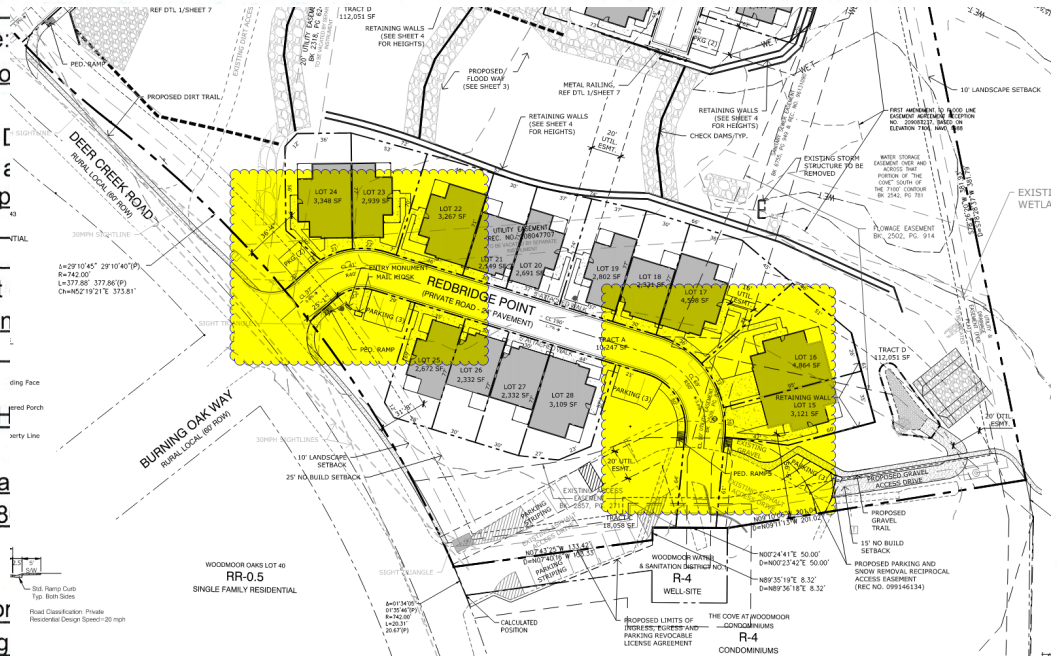
Comparison of Proposed Deviation to ECM Standard: The reduction of the curve radius as compared to the ECM standard will tend to decrease speed, which is appropriate for the development at the relative location of the curves to the intersections at both ends of Redbridge Point.

El Paso County Procedures Manual

Procedure # R-FM-051-07

Issue Date: 12/31/07

Revision Issued: 00/00/00



Applicable Regional or National Standards used as Basis: _____
None. Reasonable and appropriate radius used, given the site constraints, layout and traffic speed. Colorado
Springs Fire Department stands for Fire Apparatus Turning movements is a 20' wide mat with 33' inside radius.

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

JUSTIFICATION

■ The ECM standard is inapplicable to a particular situation.

The ECM standard is too restrictive to allow for the site layout and provide adequate space for the buildings and drainageway.

■ 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.

Due to the existing site constraints, right-of-way of Deer Creek Road, drainageway, and The Cove development a reduction in curve radius is necessary to develop the site.

■ 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.

A relaxation of the ECM requirement is needed in order to develop the site. The private roads act much like a private parking lot and the reduced curve radii will tend to reduce speeds on the roadway. Utilities are unaffected by the reduced curve radii.

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 necessary to allow the buildings, roadways, utilities, and drainageway to be laid out on the site given the constraints.

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

The request will allow for the design to provide a layout that accommodates the proposed buildings, utilities, and drainageway.

The deviation will not adversely affect safety or operations.

The deviation will not adversely impact safety or operations due to the location of the curves being close to the both ends of the roadway where speeds tend to be lower.

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

The deviation will not affect maintenance of the private roadway or its associated costs.

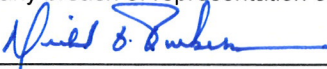
The deviation will not adversely affect aesthetic appearance.

The request will not adversely impact aesthetic appearance.

Insufficient explanation. Explain how the specific criteria has been satisfied.

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.

 11/28/18
Signature of owner (or authorized representative) Date

 _____
Signature of applicant (if different from owner) Date

 November 28, 2018
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.



Development Services Department
2880 International Circle
Colorado Springs, Colorado 80910

Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REVIEW AND DECISION FORM

Procedure # R-FM-051-07
Issue Date: 12/31/07
Revision Issued: 00/00/00

DSD FILE NO.:

--	--	--	--	--	--	--	--

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: X 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: Andrew W. McCord, PE

Email Address: amccord@kiowaengineering.com

Company Name: Kiowa Engineering Corporation

Mailing Address: 1604 South 21st Street, Colorado Springs

State: CO

Postal Code: 80904

Registration Number: 25057

State of Registration: Colorado

Telephone Number: (719) 630-7342

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

■ 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.

JUSTIFICATION

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.

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

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.

The hammerhead turnaround will not adversely affect maintenance and costs of the private roadway.

The deviation will not adversely affect aesthetic appearance.

The request will not adversely impact aesthetic appearance.

Insufficient explanation. Explain how the specific criteria has been satisfied.

Owner, Applicant and Engineer Declaration:

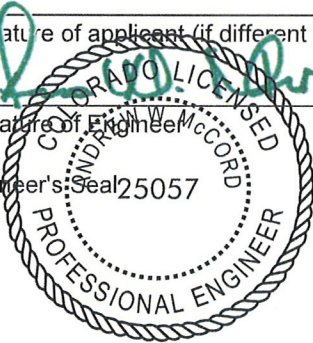
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations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

Philip B. Trubian 11/29/18
Signature of owner (or authorized representative) Date

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

[Signature] November 28, 2018
Signature of Engineer Date

Engineer's Seal 25057



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.



Development Services
Department
2880 International Circle
Colorado Springs, Colorado
80910

Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REVIEW AND DECISION FORM

Procedure # R-FM-051-07
Issue Date: 12/31/07
Revision Issued: 00/00/00

DSD FILE NO.:

--	--	--	--	--	--	--	--

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
Applicant Is: ☒ Owner ☐ Consultant ☐ Contractor
Mailing Address: 1755 Telstar Drive, Suite 211, Colorado Springs
Telephone Number: 719-867-2256

Email: CHumphrey@laplatallc.com
State: CO Postal Code: 80920
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.

Insufficient explanation. Explain how the specific criteria has been satisfied.

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] _____ Date 4/28/17

Signature of owner (or authorized representative)

Signature of applicant (if different from owner) Date

[Signature] _____ Date 4/28/17

Signature of Engineer

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

