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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 Section 2.3.4.A.2

Specific Criteria from Which a Deviation is Sought: Sag and crest vertical curve requirements on Redbridge Point

Proposed Nature and Extent of Deviation: _____
Proposed use of sag curve k value of just over 8 and crest curve k value of just over 3 at the southwest end of Redbridge Point where it ties back into the Cove's existing parking and access.

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: Table 2-14

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: The reduction of the sag curve k-value to just over 8 allows for 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 62.8 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

JUSTIFICATION

■ The ECM standard is inapplicable to a particular situation.

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

■ 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.

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 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 reduction of the required k-values for the vertical curves are 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.

Redbridge Point is a private road that will not be maintained by the County.

The deviation will not adversely affect aesthetic appearance.

The overall appearance of the private road will be unchanged and the shorter vertical curve lengths will not be noticeable enough to adversely impact aesthetic appearance. A longer street to meet criteria would increase the amount of pavement required, thereby retaining less natural features and open space for the development.

Owner, Applicant and Engineer Declaration:

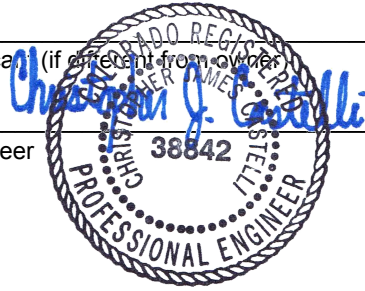
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations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



February 21, 2020

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:

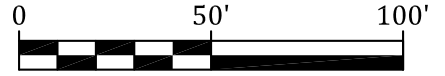
____ Additional comments or information are attached.

DENIED by the ECM Administrator

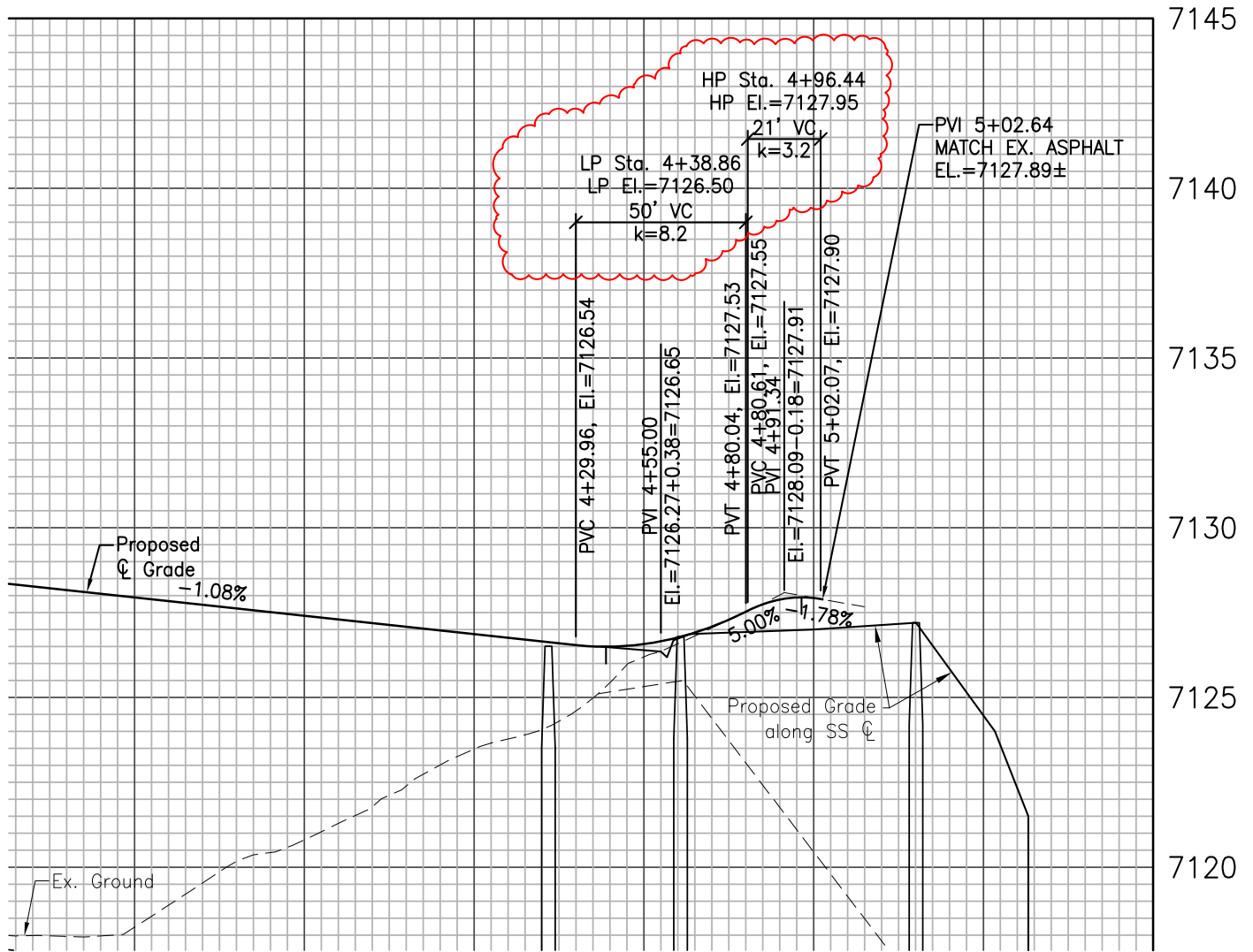
Date

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'



REDBRIDGE POINT (PRIVATE ROAD)

North Bay at Lake Woodmoor
Deviation Request - Sag and Crest Vertical Curves
El Paso County, Colorado

PROJECT NO. 15073

Celebrating 30 years
Kiowa
Engineering Corporation
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