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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 Table 2-7

Specific Criteria from Which a Deviation is Sought: ECM Table 2-7, Typical Urban Local (Low Volume) Centerline Curve Radius

Proposed Nature and Extent of Deviation: _____

100' radius reduced to a minimum of 40' radius

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 Table 2-7

Specific Criteria from Which a Deviation is Sought: _____

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.

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.

Redbridge point 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 with tighter centerline radius 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:

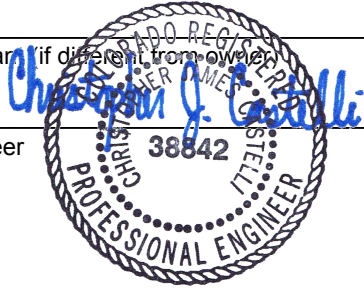
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations 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 February 21, 2020

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:

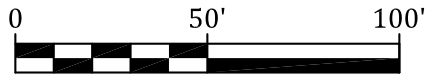
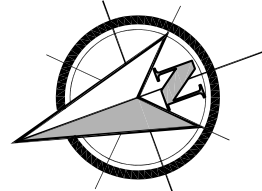
____ Additional comments or information are attached.

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'



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

North Bay at Lake Woodmoor

Deviation Request - Street Centerline Curve Radius

El Paso County, Colorado

PROJECT NO. 15073

Celebrating 30 years
Kiowa
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