



Planning and Community
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	Eagle Forest Subdivision
Schedule No.(s) :	5208000071
Legal Description :	TRACT IN W2SE4 SEC 8-12-65 AS FOLS, BEG AT PT ON N-S C/L OF SEC 8 WHICH IS 30 FT N OF S4 COR THEREOF, TH NLY ALG SD C/L 1953.29 FT, ANG R 89<09'23" ELY 1299.85 FT, ANG R 90<43'17" SLY 1247.98 FT, TH S 89<22'33" W 622.03 FT, N 39<59'42" W 60.0 FT, S 50<00'18" W 132.81 FT, TH ALG ARC OF CUR TO L HAVING A RAD OF 330.0 FT A C/A OF 50>00'00" AN ARC LENGTH OF 287.98 FT, S 00<00'18" W 422.97 FT, TO PT 30.0 FT N OF S LN OF SEC 8, TH ANG R 89<22'15" WLY PARA TO S LN OF SD SEC 422.17 FT TO POB

APPLICANT INFORMATION

Company :	Eagle Forest Development, LLC
Name :	Kevin Bristow
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	4920 Northpark Loop Colorado Springs, CO 80918
Phone Number :	719-272-8044
FAX Number :	N/A
Email Address :	kevin@kevinbristow.com

ENGINEER INFORMATION

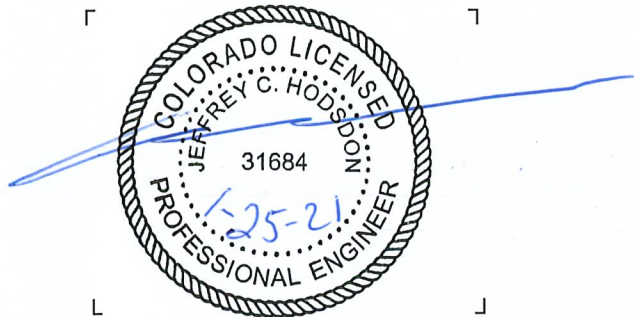
Company :	LSC Transportation Consultants, Inc.	Colorado P.E. Number :	31684
Name :	Jeffrey C. Hodsdon		
Mailing Address :	2504 E. Pikes Peak Ave Suite 304 Colorado Springs, CO 80909		
Phone Number :	719-633-2868		
FAX Number :	719-633-5430		
Email Address :	jeff@LSCtrans.com		

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 until corrections are made, 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

Engineer's Seal, Signature
And Date of Signature



DEVIATION REQUEST (Attach diagrams, figures, and other documentation to clarify request)

Deviation #2: A deviation from the standards of or in Sections **2.3.3.F.3** of the Engineering Criteria Manual (ECM) is requested. The minimum tangent length between broken back curves on a Rural Local street is 200 feet. The deviation request is to allow a tangent length of 140 feet on the north section of Eagle Forest Drive just east of the proposed cul-de-sac. Please refer to the attached Deviation Exhibit.

Identify the specific ECM standard which a deviation is requested:

2.3.3.F.3 – Broken Back Curves
Minimum tangent length between broken back curves on a Rural Local street is 200 feet

State the reason for the requested deviation:

- Challenging topography on the site and along the adjacent Eagle Forest Drive, including vertical and horizontal curves
- Preservation of natural land features within the site (which is the reason for the proposed development area shape)
- Except for the Shoup Road frontage connection to Eagle Forest Dr., no other opportunity for a public road connection exists
- The layout of the multi-acre lots (which are significantly greater than suburban or urban lots) and the shape of the parcel/developable area force the proposed road layout. An alternate layout that would meet ECM standards would be impractical.

Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

The ECM standard for minimum tangent length between broken back curves on a Rural Local street is 200 feet. The deviation request is to allow a tangent length of 140 feet on the north section of Eagle Forest Drive just east of the proposed cul-de-sac. Therefore, the tangent length would be 60 feet short of the ECM standard.

Please refer to the attached Deviation Exhibit 2.

The aforementioned constraints, combined with the shape of the parcel and the lot sizes needed significantly limits the options for street horizontal alignment. A 200-foot minimum tangent length is not achievable along the northernmost parcels within the site, however the proposed tangent length of 140 feet is achievable.

LIMITS OF CONSIDERATION

(At least one of the conditions listed below must be met for this deviation request to be considered.)

- The ECM standard is inapplicable to the particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship 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.

Provide justification:

- Eagle Forest Drive would be a low-volume, non-through street with limited connectivity to public roads. Eight total lots would access the cul-de-sac.
- Altering the proposed "broken back curve" layout would result in excessive slopes into private property on the north side of the parcel.
- Sensitive natural features within the site to the west that are required of preservation.
- The section requested for deviation would have the lowest volume, as it is located on the north side of the development. Traffic generation from only three lots would utilize this segment of the road.
- The subject tangent section would be less than 100 feet from the entry to the cul-de-sac, which would be the terminus of the roadway. As such, motorists traveling along the roadway would be slowing.
- EPC approved this road design twice previously in 2005 and 2012 with this road design.
- The users of this roadway would be primarily regular users familiar with the roadway geometrics.

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

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

The design will be comparable to the standard tangent length and is reasonable because:

- The section requested for deviation would have the lowest volume, as it is located on the north side of the development. Traffic generation from only three lots would utilize this segment of the road.
- The subject tangent section would be less than 100 feet from the entry to the cul-de-sac, which would be the terminus of the roadway. As such, motorists traveling along the roadway would be slowing.
- The users of this roadway would be primarily regular users familiar with the roadway geometrics.

The deviation will not adversely affect safety or operations.

- The deviation still includes a tangent segment, and this straight segment would only be 60 feet short of the required 200-foot length.
- The subject tangent section would be less than 100 feet from the entry to the cul-de-sac, which would be the terminus of the roadway. As such, motorists traveling along the roadway would be slowing.
- The section requested for deviation would have the lowest volume, as it is located on the north side of the development. Traffic generation from only three lots would utilize this segment of the road.
- The subject tangent section would be less than 100 feet from the entry to the cul-de-sac, which would be the terminus of the roadway. As such, motorists traveling along the roadway would be slowing.
- The users of this roadway would be primarily regular users familiar with the roadway geometrics.
- This deviation would not be detrimental to the health, safety, or welfare of the public.

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

The deviation will not affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way. The deviation is a minor reduction from the standard.

The deviation will not adversely affect aesthetic appearance.

The roadway will be built to Rural Local roadway standards. The subdivision has been designed to minimize the disturbance of natural features on the site. The approval of the deviation will result in a more aesthetically appealing project due to preservation of natural features.

The deviation meets the design intent and purpose of the ECM standards.

The intent and purpose will be met as a tangent section will still be provided, but given the site-specific conditions – proximity to the end of the roadway, and low traffic volume - the deviation request is reasonable and will not be detrimental to traffic operations or the health, safety, or welfare of the public.

The deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, as applicable.

The proposed deviation requests have no impact on control measure requirements specified by the County's MS4 Permit. Appropriate stormwater control measures will be implemented by the project in accordance with the approved Drainage Report and Drainage Plans.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section _____ of the ECM is hereby granted based on the justification provided.

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Denied by the ECM Administrator

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

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ECM ADMINISTRATOR COMMENTS/CONDITIONS:

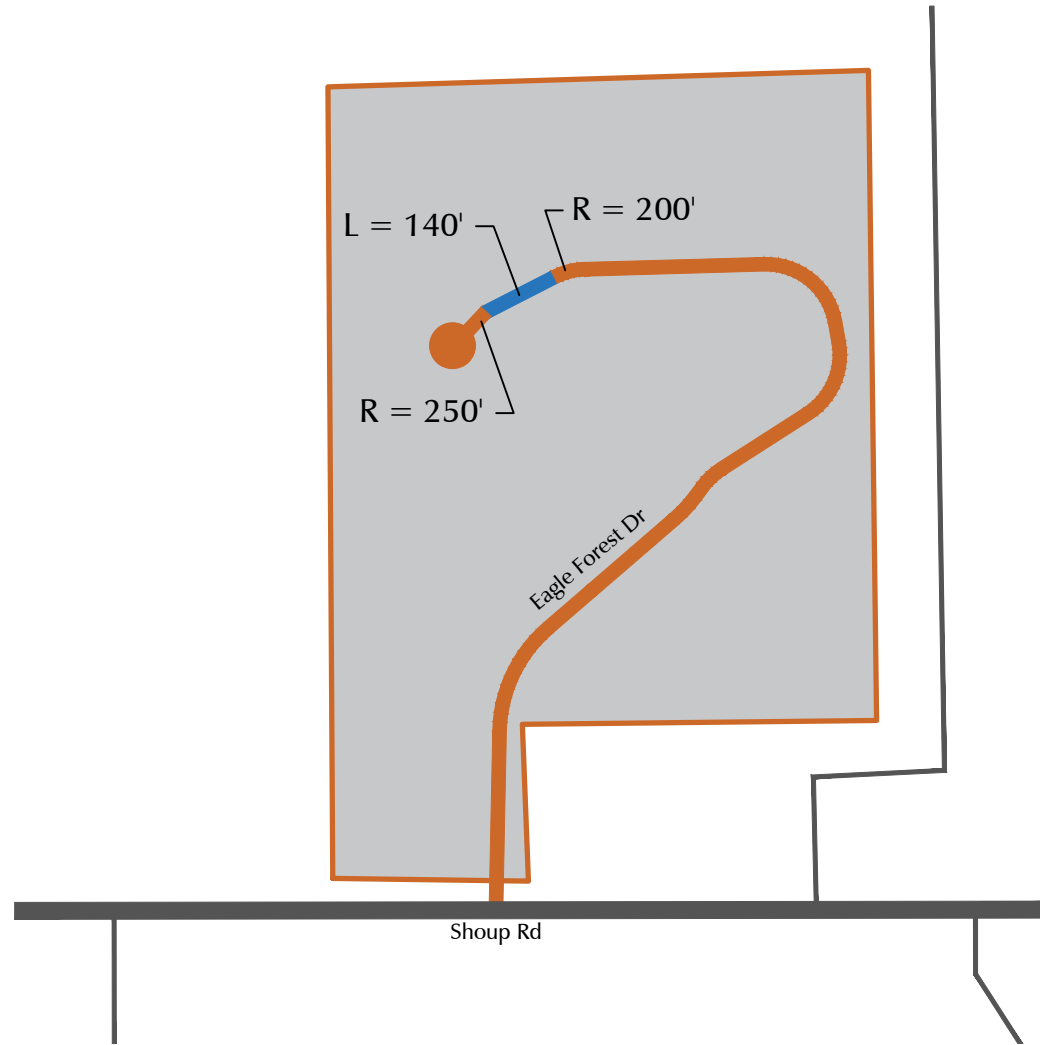
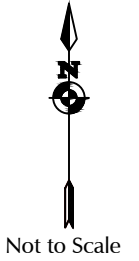
Exhibits



Deviation Request

2.3.3.F.3 -- Broken Back Curves

-  Existing roadway
-  Proposed roadway
-  Site property boundary
-  Proposed tangent length between curves



Deviation Exhibit 2
Broken Back Curve

Eagle Forest (LSC # 204230)