



**Development Services
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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 Lake Woodmoor Drive

Tax Schedule ID(s) #: 7114107015; 7114100016

Legal Description of Property:

North Parcel:

ALL THE BEACH AT WOODMOOR

South Parcel:

THAT TRACT IN N2NE4 OF SEC 14-11-67 LY SELY OF LAKE WOODMOOR DR, NLY OF E-W C/L OF NE4, AND WLY OF TRACT CONV BY BK 2467-942, EX THAT PT DESC AS FOLS: BEG AT INTSEC OF SLY R/W LN OF WOODMOOR DR & MOST NLY PT OF LOT 6 BROOKMOOR FIL NO 2, TH N 66<23'04" E ALG SD SLY R/W LN 110.25 FT, S 35<06'49" E 53.75 FT, TH S 89<54'47" W 131.93 FT TO POB

Subdivision or Project Name: The Beach at Woodmoor Filing No 1.

Section of ECM from which Deviation Is Sought: 2.3.3.F.3

Specific Criteria from which a Deviation Is Sought: Minimum tangent length between broken back curves on an Urban Local street.

Proposed Nature and Extent of Deviation: The request for a deviation is to allow the proposed 127-foot-long centerline tangent length between the broken back curves on Coronado Beach Drive – a Local (Low Volume) street - at a location northeast of Lake Woodmoor Drive as shown on the plan and profile drawings.

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

SF-17-015

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

Section of ECM from which Deviation Is Sought: 2.3.3.F.3

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Proposed Nature and Extent of Deviation: The request for a deviation is to allow the proposed 127-foot-long centerline tangent length between the broken back curves on Coronado Beach Drive – a Local (Low Volume) street - at a location northeast of Lake Woodmoor Drive as shown on the plan and profile drawings.

Reason for the Requested Deviation: The shape of the site is formed by several constraints that cannot be mitigated, including 16-to-20-foot utility and drainage easements across Lake Woodmoor Drive adjacent to the proposed access, the reservoir, and the subdivision to the north. These constraints combined with the relatively small size of the parcel and the requirement for the subdivision street to intersect the adjacent existing public roads at 90 degrees significantly limit the options for street horizontal alignment. As a result, the 200-foot minimum tangent length is not achievable.

Comparison of Proposed Deviation to ECM Standard: The requested tangent length is 127 feet, which is 73 feet less than the ECM standard of 200 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 shape of the site is formed by several constraints that cannot be mitigated, including 16-to-20-foot utility and drainage easements across Lake Woodmoor Drive adjacent to the proposed access, the reservoir, and the subdivision to the north. These constraints combined with the relatively small size of the parcel and the requirement for the subdivision street to intersect the adjacent existing public roads at 90 degrees significantly limit the options for street horizontal alignment. As a result, the 200-foot minimum tangent length is not achievable..

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 not based on financial considerations. The request is based on geographic constraints.

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 because the 73-foot difference from the standard will not significantly affect safety or operations in this situation.

The deviation will not adversely affect safety or operations

The shortened roadway tangent will not be within a high traffic area, nor will it become a through way, as only a handful of homes will be served by Coronado Beach Drive, a relatively short Local (Low Volume) street. The plan and profile drawings show a curve with a 125-foot centerline radius separated from a second curve (with a 475-foot centerline radius) by a 127-foot straight/tangent segment. This situation is different from the traditional "broken-back" curve issue which the ECM criteria is intended to prevent – with significantly higher design speed curves on through roadways, arterials, etc.

One of the reasons a typical broken-back curve situation should be avoided is because drivers do not expect to encounter such arrangement with typical roadway geometry. In this particular situation, the west curve is on the approach to a Stop condition for westbound traffic at Lake Woodmoor Drive – thus motorists will be slowing for the Stop condition. For eastbound traffic, vehicles entering the straight segment from the 125-foot-radius curve will be traveling sufficiently slow to react to the second curve – having just turned off Lake Woodmoor Drive and negotiated a relatively low-design-speed horizontal curve at the entry to the subdivision. This deviation would not be detrimental to the health, safety, or welfare of the residents.

The deviation will not adversely affect maintenance.

The length of the tangent 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 will not adversely affect aesthetic appearance.

The length of the tangent will not affect the 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.

Jeffrey C. Hodsdon _____ Date 1/16/18
Signature of owner (or authorized representative)

Signature of applicant (if different from owner) Date

Jeffrey C. Hodsdon _____ Date 1/16/18
Signature of Engineer

Engineer's Seal



Review and Recommendation:

APPROVED by the ECM Administrator

Jeffrey C. Hodsdon _____
Date 6 FEB 2017

This request has been determined to have met the criteria for approval. A deviation from Section 2.3.3.F.3 of ECM is hereby granted based on the justification provided. Comments:

CONDITION: APPROVAL IS SPECIFICALLY FOR APPLICATION SF-27-15. AND IS NOT APPLICABLE TO ANY OTHER FILING OR AND IS VOID IF SUBDIVISION APPLICATION IS NOT APPROVED BY EPC BOCC AND IS ONLY APPLICABLE WITH APPROVED CONSTRUCTION DRAWINGS PER ECAI.

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.