

## Procedures Manual

**Subject: DEVIATION REVIEW AND DECISION FORM**

Date Issued: 12/31/07  
Revision Issued: N/A  
Rescinded: N/A

### 1.1. PURPOSE

The purpose of this resource is to provide a form for documenting the findings and decision by the ECM Administrator concerning a deviation request.

### 1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

### 1.3. APPLICABLE STATUTES AND REGULATIONS

Section 5.9 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

### 1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- 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.

### 1.5. TECHNICAL GUIDANCE

The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

### 1.6. RELATED PROCEDURES

#### 1.6.1. Governing Procedures

P-AR-063-07 Deviation

#### 1.6.2. Other Related Procedures

P-AR-012-07 Administrative Relief

**1.7. RESOURCE**

Attached is the Deviation Review and Decision Form that is used by the applicant/engineer for requesting and justifying a deviation. The form is reviewed by the ECM Administrator and approved or denied. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.



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.:

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**General Property Information:**

Address of Subject Property (Street Number/Name):  
 Tax Schedule ID(s) #: 5500000135  
 Legal Description of Property: \_See attached\_

Please use the most current deviation form. See attached.



Subdivision or Project Name: The Gardens at North Carefree Final Plat

Akers drive is a non residential collector. Revise

Section of ECM from Which Deviation is Sought: \_\_ECM Figure 2-17: Typical Urban Local Cross Section\_\_\_\_\_  
 Specific Criteria from Which a Deviation is Sought: \_Meandering Sidewalk and sidewalk outside of r.o.w.\_\_\_\_

Proposed Nature and Extent of Deviation: \_Project owner is proposing a tract adjacent to the Akers r.o.w. for landscape and sidewalk. Owner proposing meandering sidewalk with landscape for a more appealing corridor for the proposed development\_\_\_\_\_

**Applicant Information:**

Applicant: Mule Deer Investments\_ Email Address: HHerber@me.com\_\_\_\_\_  
 Applicant is: \_\_X\_\_ Owner \_\_\_\_\_ Consultant \_\_\_\_\_ Contractor  
 Mailing Address: \_2727 Glen Arbor Drive\_\_\_\_\_ State: \_CO\_\_ Postal Code: \_80920\_\_\_\_  
 Telephone Number: \_719-331-0083\_\_\_\_\_ Fax Number: \_719-227-7392\_\_\_\_\_

**Engineer Information:**

Engineer: \_Charlene Durham, P.E.\_\_\_\_\_ Email Address: charlene.durham@stantec.com\_\_\_\_\_  
 Company Name: Stantec\_\_\_\_\_  
 Mailing Address: 5725 Mark Dabling Boulevard, Suite 190, Colorado Springs State: CO\_\_\_\_ Postal Code: 80919\_\_\_\_  
 Registration Number: \_36727\_\_\_\_\_ State of Registration: \_CO\_\_\_\_\_  
 Telephone Number: \_719-278-1324\_\_\_\_\_ Fax Number: \_\_\_\_\_

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

Section of ECM from Which Deviation is Sought: \_ECM Figure 2-17: Typical Urban Local Cross Section\_\_\_\_\_  
 Specific Criteria from Which a Deviation is Sought: Allow for a meandering sidewalk in rather than a sidewalk parallel to the curb. Sidewalk to be partially in r.o.w. and partially in an easement. \_\_\_\_\_

Proposed Nature and Extent of Deviation: \_Meander from within 2' of the curb to 6' of the curb\_\_\_\_\_

Reason for the Requested Deviation: \_\_To allow for a more aesthetic corridor adjacent to the proposed development and as approved on the PUD Plan.\_\_\_\_\_

Comparison of Proposed Deviation to ECM Standard: Sidewalk will be no closer to the back of curb than allowed for in the typical cross section but will also be further away based on the meander. \_\_\_\_\_

Applicable Regional or National Standards used as Basis: \_\_Landscape standards allowing for a more aesthetic corridor adjacent to roadways. Also, the standard established by approval of the PUD with a meandering sidewalk. \_

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**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

**JUSTIFICATION**

The ECM standard is inapplicable to a particular situation.

ECM does not have standard for a meandering sidewalk\_\_\_\_

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.

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**If at least one of the criteria listed above is not met, this application for deviation cannot be considered.**

How is it safer?

**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.

Not at all. The meandering sidewalk may cost more\_\_\_\_\_

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

The intended result of a safe sidewalk will be achieved. The design is better in safety and aesthetics. \_\_\_\_\_

The deviation will not adversely affect safety or operations.

The operation of the sidewalk will be the same or better. \_\_\_\_\_

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

Sidewalk width will be the same. Maintenance cost will be the same. \_\_\_\_\_

The deviation will not adversely affect aesthetic appearance.

The deviation will improve the aesthetics\_\_\_\_\_

**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

**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.

**Legal Description – The Gardens at North Carefree:**

BEING LOT 2, MULE DEER BUSINESS PARK FILING NO. 1 AND A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AKERS DRIVE (80 FEET WIDE) AS PLATTED IN MULE DEER BUSINESS PARK FILING NO. 1, RECORDED WITH RECEPTION NO. 206712353 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH CAREFREE CIRCLE (120 FEET WIDE) AS PLATTED IN PRONGHORN MEADOWS FILING NO. 1, RECORDED WITH RECEPTION NO. 202165571 OF SAID RECORDS:

THE FOLLOWING FIVE (5) COURSES ARE ON THE EASTERLY RIGHT-OF-WAY OF SAID AKERS DRIVE;

- 1) THENCE S00°41'40"E A DISTANCE OF 552.96 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A DELTA ANGLE OF 04°35'19", AN ARC LENGTH OF 76.88 FEET, WHOSE LONG CHORD BEARS S02°59'19"E A DISTANCE OF 76.86 FEET;
- 3) THENCE S05°16'59"E A DISTANCE OF 277.56 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID MULE DEER BUSINESS PARK FILING NO. 1;
- 4) THENCE S05°16'59"E ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 142.31 FEET TO A POINT OF CURVE TO THE RIGHT;
- 5) THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 2, HAVE A RADIUS OF 1040.00 FEET, A DELTA ANGLE OF 03°59'26", AN ARC LENGTH OF 72.43 FEET, WHOSE LONG CHORD BEARS S03°17'16"E A DISTANCE OF 72.42 FEET TOT HE SOUTHWEST CORNER OF SAID LOT 2;

THENCE N88°42'27"E ONO THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 413.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE N00°02'55"E ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 209.74 FEET TOT HE NORTHEAST CORNER OF SAID LOT 2;

THENCE N00°02'55"E A DISTANCE OF 906.69 FEET TO A POINT ON THE SOUSTHERLY RIGHT-OF-WAY OF SAID NORTH CAREFREE CIRCLE;

THENCE S896°18'20"W ON SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING.

THE ABOVE TRACT OF LAND CONTAINS 503,669 SQUARE FEET OR 11.563 ACRES, MORE OR LESS

## Procedures Manual

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Rescinded: N/A

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### 1.2. BACKGROUND

A deviation is a critical aspect of the review process and needs to be documented to ensure that the deviations granted are applied to a specific development application in conformance with the criteria for approval and that the action is documented as such requests can point to potential needed revisions to the ECM.

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Section 5.9 of the ECM establishes a mechanism whereby an engineering design standard can be modified when if strictly adhered to, would cause unnecessary hardship or unsafe design because of topographical or other conditions particular to the site, and that a departure may be made without destroying the intent of such provision.

### 1.4. APPLICABILITY

All provisions of the ECM are subject to deviation by the ECM Administrator provided that one of the following conditions is met:

- 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.

### 1.5. TECHNICAL GUIDANCE

The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

### 1.6. RELATED PROCEDURES

#### 1.6.1. Governing Procedures

P-AR-063-07 Deviation

#### 1.6.2. Other Related Procedures

P-AR-012-07 Administrative Relief

**1.7. RESOURCE**

Attached is the Deviation Review and Decision Form that is used by the applicant/engineer for requesting and justifying a deviation. The form is reviewed by the ECM Administrator and approved or denied. The form is used to document the review and decision concerning a requested deviation. The request and decision concerning each deviation from a specific section of the ECM shall be recorded on a separate form.





Development Services Department  
2880 International Circle  
Colorado Springs, Colorado 80910

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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.:

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**General Property Information:**

Address of Subject Property (Street Number/Name):  
Tax Schedule ID(s) #: 5500000135  
Legal Description of Property: See attached

Please indicate the roadway that each of the K values is associated with.

Subdivision or Project Name: The Gardens at North Carefree Final Plat

and table 2-12

Section of ECM from Which Deviation is Sought: SECTION 2.3.4, TABLE 2-14  
Specific Criteria from Which a Deviation is Sought: RATE OF VERTICAL CURVE, K

Proposed Nature and Extent of Deviation: The 2 access roads to the project (Running Deer Lane and Fallow Lane) cannot meet the minimum K value requirements for vertical curves in part to the short segment of each road and driven by the requirement to treat 100% of storm water on site and the requirement to provide a 2% cross slope at the intersection with Akers Drive to meet ADA standards for cross walks. The K factors being used are 9.5 and 7.71 at the crest and 15.42 in the sag; required K factor are 12 at the crest and 26 in the sag curves.

**Applicant Information:**

Applicant: Mule Deer Investments Email Address: HHerber@me.com  
Applicant is:  Owner  Consultant  Contractor  
Mailing Address: 2727 Glen Arbor Drive State: CO Postal Code: 80920  
Telephone Number: 719-331-0083 Fax Number: 719-227-7392

**Engineer Information:**

Engineer: Charlene Durham, P.E. Email Address: charlene.durham@stantec.com  
Company Name: Stantec Consulting Services  
Mailing Address: 5725 Mark Dabing Blvd. Suite 190 State: CO Postal Code: 80919  
Registration Number: 36727 State of Registration: CO  
Telephone Number: 719-278-1324 Fax Number: \_\_\_\_\_

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

Section of ECM from Which Deviation is Sought: SECTION 2.3.4, TABLE 2-14  
Specific Criteria from Which a Deviation is Sought: RATE OF VERTICAL CURVE, K

Proposed Nature and Extent of Deviation: The 2 access roads to the project (Running Deer Way and Fallow Lane) cannot meet the minimum K value requirements for vertical curves in part to the short segment of each road and driven by the requirement to treat 100% of storm water on site and the requirement to provide a 2% cross slope at the intersection with Akers Drive to meet ADA standards for cross walks. The K factors being used are 9.5 and 7.71 at the crest and 15.42 in the sag; required K factor are 12 at the crest and 26 in the sag curves. Access is only allowed to Akers Drive

The access drives have been designed at maximum allowable slopes to intersect with Akers Drive, pushing the high point in these drives as close to Akers Drive as roadway criteria will allow reducing the amount of roadway area to the minimum of 0.19 acres that does not drain to the detention ponds on site. This is the minimum area allowed to not drain to a pond based on the previously approved water quality deviation.

El Paso County Procedures Manual  
Procedure # R-FM-051-07  
Issue Date: 12/31/07  
Revision Issued: 00/00/00

Refer to comment on drainage report & plan and revise as necessary.

i think you meant maximum

Reason for the Requested Deviation: The roadway cannot meet the criteria based on drainage requirements and restricted access requirements. The two access roads in question are 186 ft. (Fallow Lane) and 174 ft. Running Deer Way) long, intersection to intersection; distance from stop bar to stop bar is closer to 136 ft. and 124 ft. respectively. The roads have stop conditions at each end. Minimal speed can be attained on these short roads so site distance and driver comfort are not factors in road design. Allowance of the lower than minimum K factors will not detract from the purpose of the road.

Comparison of Proposed Deviation to ECM Standard: The ECM Standard requires minimum K factors of 12 and 26 for vertical curves at the crest and sag respectively for residential roadways. The proposed K factors are 9.5 and 7.71 at the crest and 15.42 in the sag.

Applicable Regional or National Standards used as Basis: The primary purpose of vertical curve rate of curvature (K factor) control is to insure safe site distances and driver comfort/driver control (rollercoaster effect). The two roads in question are very short (174 to 186 ft.) with stop conditions at each end. Speed will be held to a minimum and therefore site distance and driver comfort will not be sacrificed in the roadway design.

**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

**JUSTIFICATION**

X The ECM standard is inapplicable to a particular situation.

The ECM Standard requires minimum K factors of 12 and 26 for vertical curves at the crest and sag respectively for residential roadways. The proposed K factors are 9.5 and 7.71 at the crest and 15.42 in the sag. Other design factors including drainage criteria, ADA compliance and restricted access force the K Factors to be less than minimum. The primary purpose of vertical curve rate of curvature (K factor) control is to insure safe site distances and driver comfort/driver control (rollercoaster effect). The two roads in question are very short (174 to 186 ft.) with stop conditions at each end. Speed will be held to a minimum and therefore site distance and driver comfort will not be sacrificed in the roadway design.

X 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 access drives have been designed at maximum allowable slopes to intersect with Akers Drive, pushing the high point in these drives as close to Akers Drive as roadway criteria will allow reducing the amount of roadway area to the minimum of 0.19 acres that does not drain to the detention ponds on site. This is the minimum area allowed to not drain to a pond based on the previously approved water quality deviation. The associated topography design forces K factors to be less than minimum. The primary purpose of vertical curve rate of curvature (K factor) control is to insure safe site distances and driver comfort/driver control (rollercoaster effect). The two roads in question are very short (174 to 186 ft.) with stop conditions at each end. Speed will be held to a minimum and therefore site distance and driver comfort will not be sacrificed in the roadway design.

X 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

It is not practicable to meet the K Factor criteria due to the other criteria related to drainage and ADA compliance. No other access is allowed based on roadway restrictions.

on the applicant with little or no material benefit to the public.

**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 proposed design provides for safe roadway design without violating other criteria. The two roads in question are very short (174 to 186 ft.) with stop conditions at each end. Speed will be held to a minimum and therefore site distance and driver comfort will not be sacrificed in the roadway design.

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

The deviation will meet the ECM standards when considering the ultimate goal of providing driver and pedestrian safety.

The deviation will not adversely affect safety or operations.

The deviation will not adversely effect operations particularly safety by maintaining driver and pedestrian safety.

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

The deviation does not adversely affect maintenance and associated costs. There generally is no additional material used and maintenance of the design is the same as it would be without the deviation.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance will not be adversely affected by the proposed design.

please state that the deviation is not based on financial consideration.

**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.

Wilde Deer Investments, LLC  
Heath A. Herber, manager \_\_\_\_\_  
Signature of owner (or authorized representative) Date 8/2/2019

\_\_\_\_\_  
Signature of applicant (if different from owner) Date \_\_\_\_\_  
Charlene Durham \_\_\_\_\_  
Signature of Engineer Date 8/9/19

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.

**LEGAL DESCRIPTION – THE GARDENS AT NORTH CAREFREE:**

BEING LOT 2, MULE DEER BUSINESS PARK FILING NO. 1 AND A TRACT OF LAND LOCATED IN THE EAST 1/2 OF SECTION 29, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, EL PASO COUNTY COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF AKERS DRIVE (80 FEET WIDE) AS PLATTED IN MULE DEER BUSINESS PARK FILING NO. 1, RECORDED WITH RECEPTION NO. 206712353 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH CAREFREE CIRCLE (120 FEET WIDE) AS PLATTED IN PRONGHORN MEADOWS FILING NO. 1, RECORDED WITH RECEPTION NO. 202165571 OF SAID RECORDS:

THE FOLLOWING FIVE (5) COURSES ARE ON THE EASTERLY RIGHT-OF-WAY OF SAID AKERS DRIVE;

- 1) THENCE S00°41'40"E A DISTANCE OF 552.96 FEET TO A POINT OF CURVE TO THE LEFT;
- 2) THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 960.00 FEET, A DELTA ANGLE OF 04°35'19", AN ARC LENGTH OF 76.88 FEET, WHOSE LONG CHORD BEARS S02°59'19"E A DISTANCE OF 76.86 FEET;
- 3) THENCE S05°16'59"E A DISTANCE OF 277.56 FEET TO THE NORTHWEST CORNER OF LOT 2, OF SAID MULE DEER BUSINESS PARK FILING NO. 1;
- 4) THENCE S05°16'59"E ON THE WESTERLY LINE OF SAID LOT 2, A DISTANCE OF 142.31 FEET TO A POINT OF CURVE TO THE RIGHT;
- 5) THENCE ON THE ARC OF SAID CURVE AND SAID WESTERLY LINE OF LOT 2, HAVE A RADIUS OF 1040.00 FEET, A DELTA ANGLE OF 03°59'26", AN ARC LENGTH OF 72.43 FEET, WHOSE LONG CHORD BEARS S03°17'16"E A DISTANCE OF 72.42 FEET TOT HE SOUTHWEST CORNER OF SAID LOT 2;

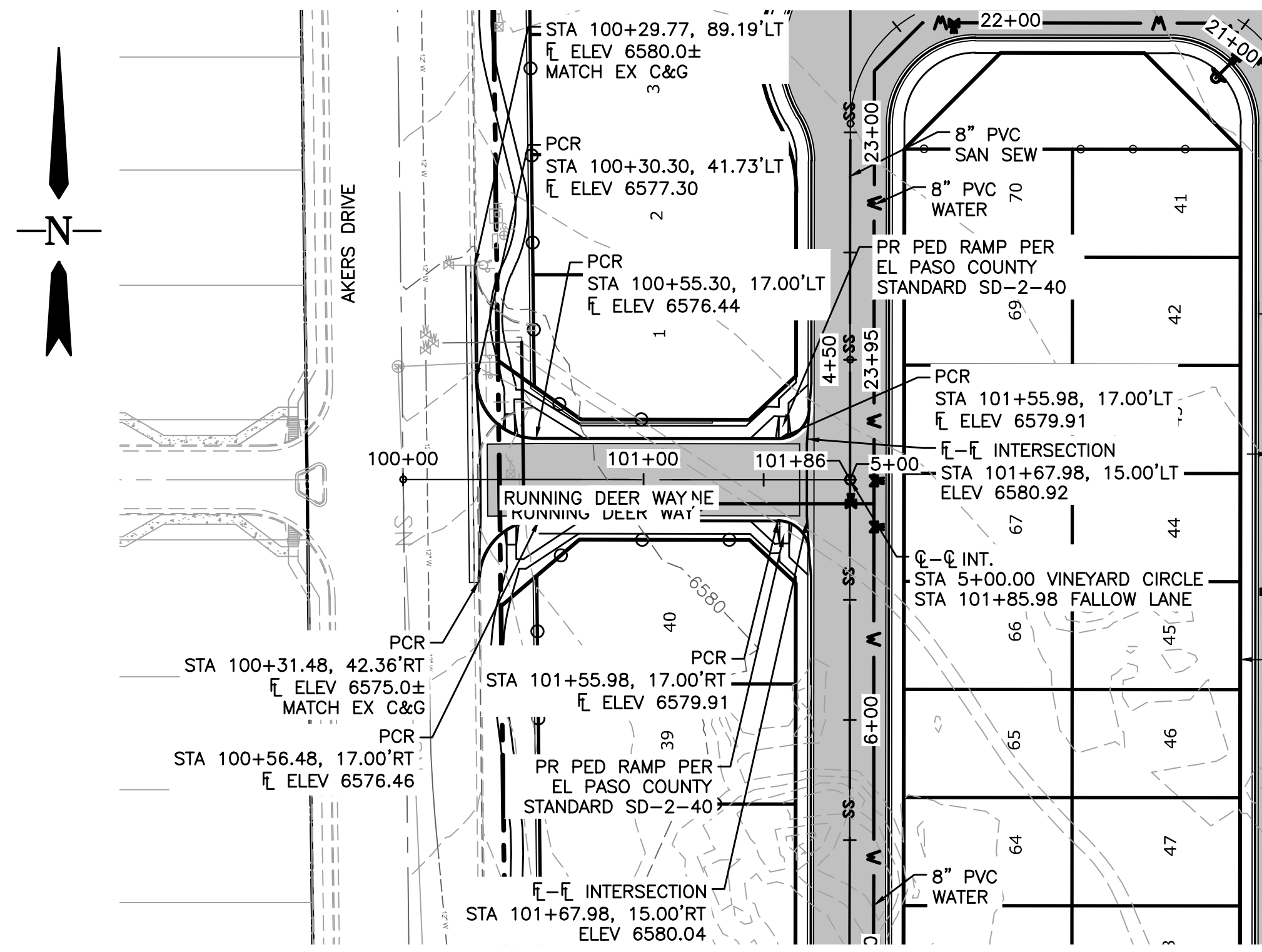
THENCE N88°42'27"E ONO THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 413.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 2;

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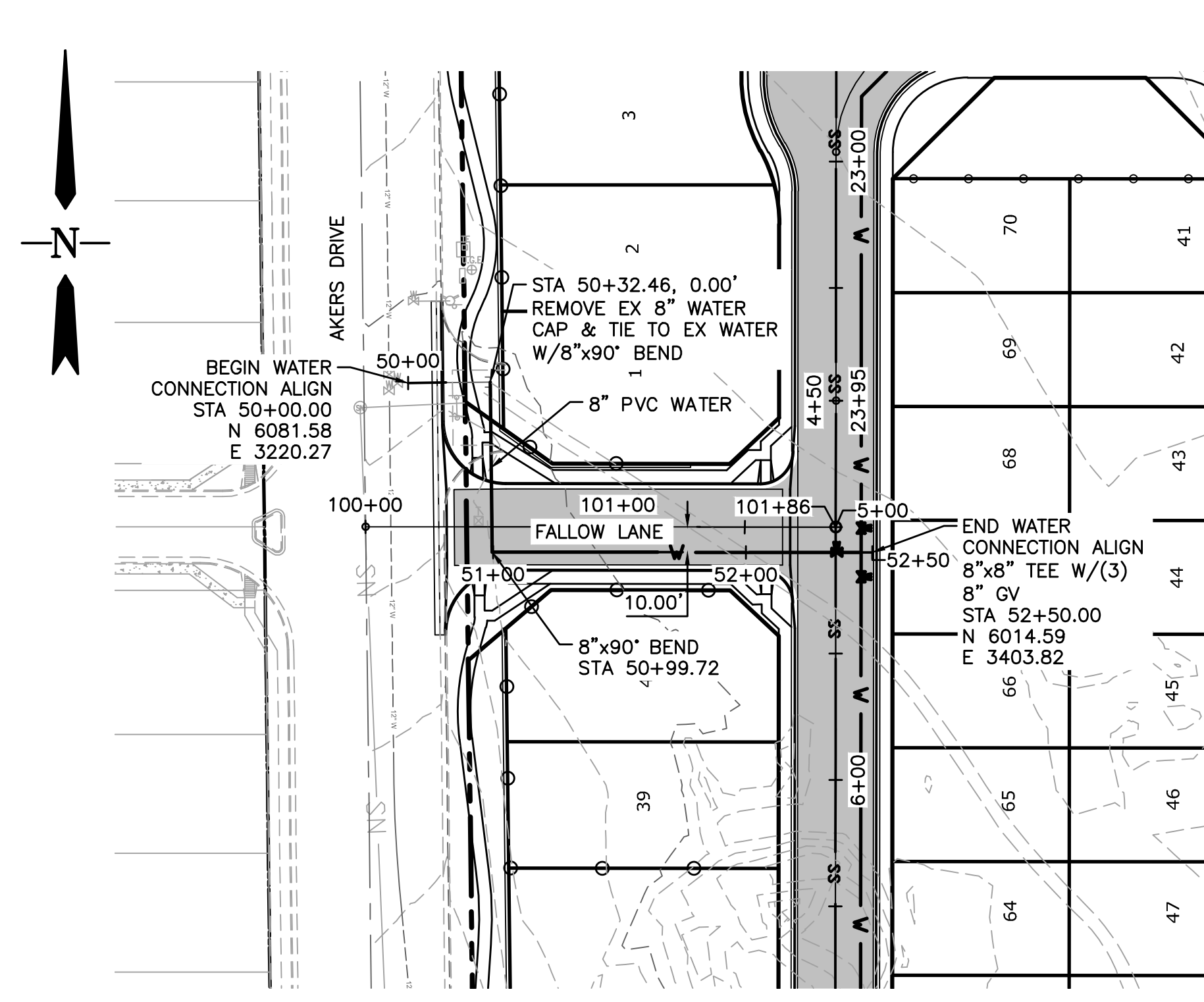
THENCE N00°02'55"E A DISTANCE OF 906.69 FEET TO A POINT ON THE SOUSTHERLY RIGHT-OF-WAY OF SAID NORTH CAREFREE CIRCLE;

THENCE S896°18'20"W ON SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 467.50 FEET TO THE POINT OF BEGINNING.

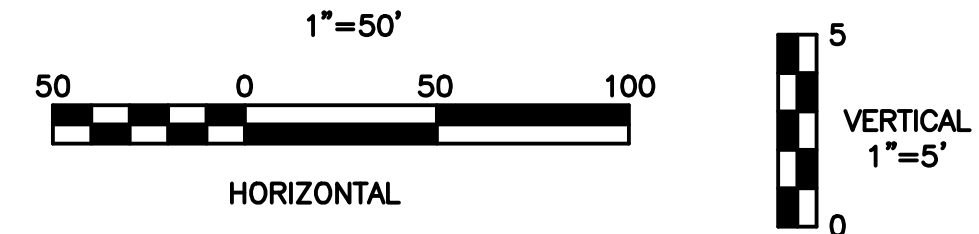
THE ABOVE TRACT OF LAND CONTAINS 503,669 SQUARE FEET OR 11.563 ACRES, MORE OR LESS



**FALLOW LANE**  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH

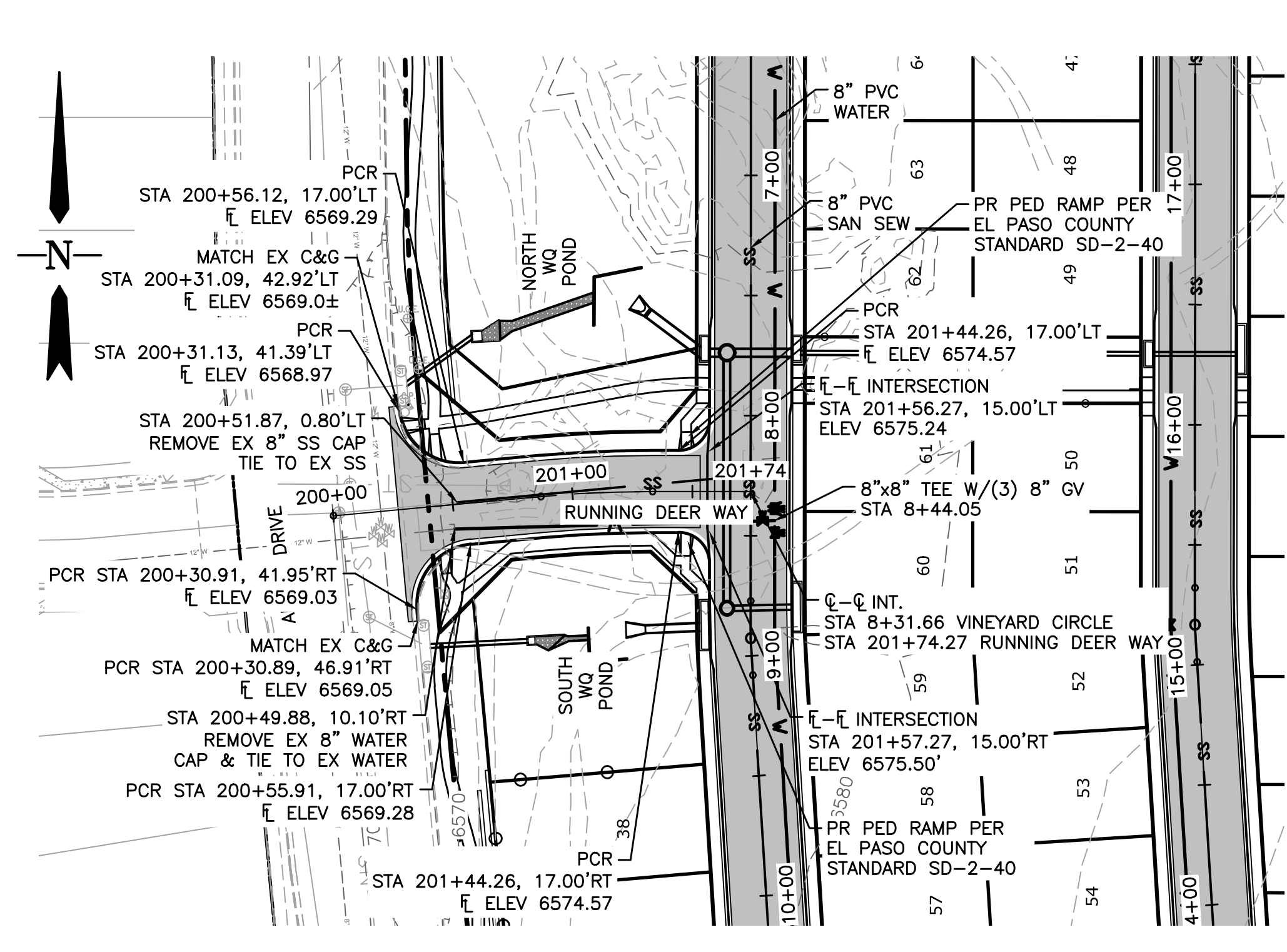


**FALLOW LANE WATER CONNECTION**



- NOTES:**
1. ALL SPOT ELEVATIONS ARE FLOW LINE UNLESS OTHERWISE NOTED.
  2. SEE FINAL GRADING PLAN FOR GRADING INFORMATION.
  3. ALL MANHOLES SHALL BE TYPE 1 UNLESS OTHERWISE NOTED.

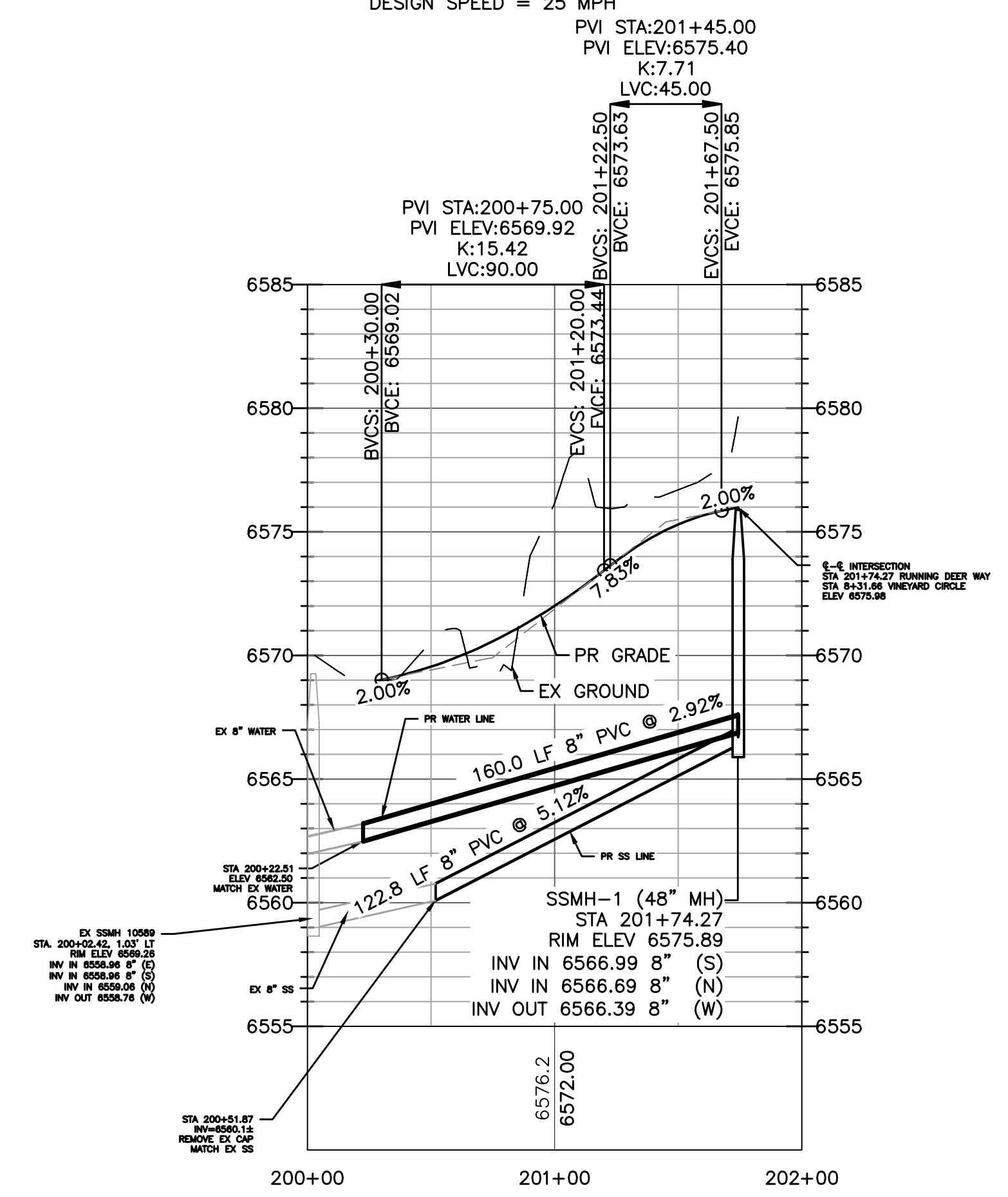
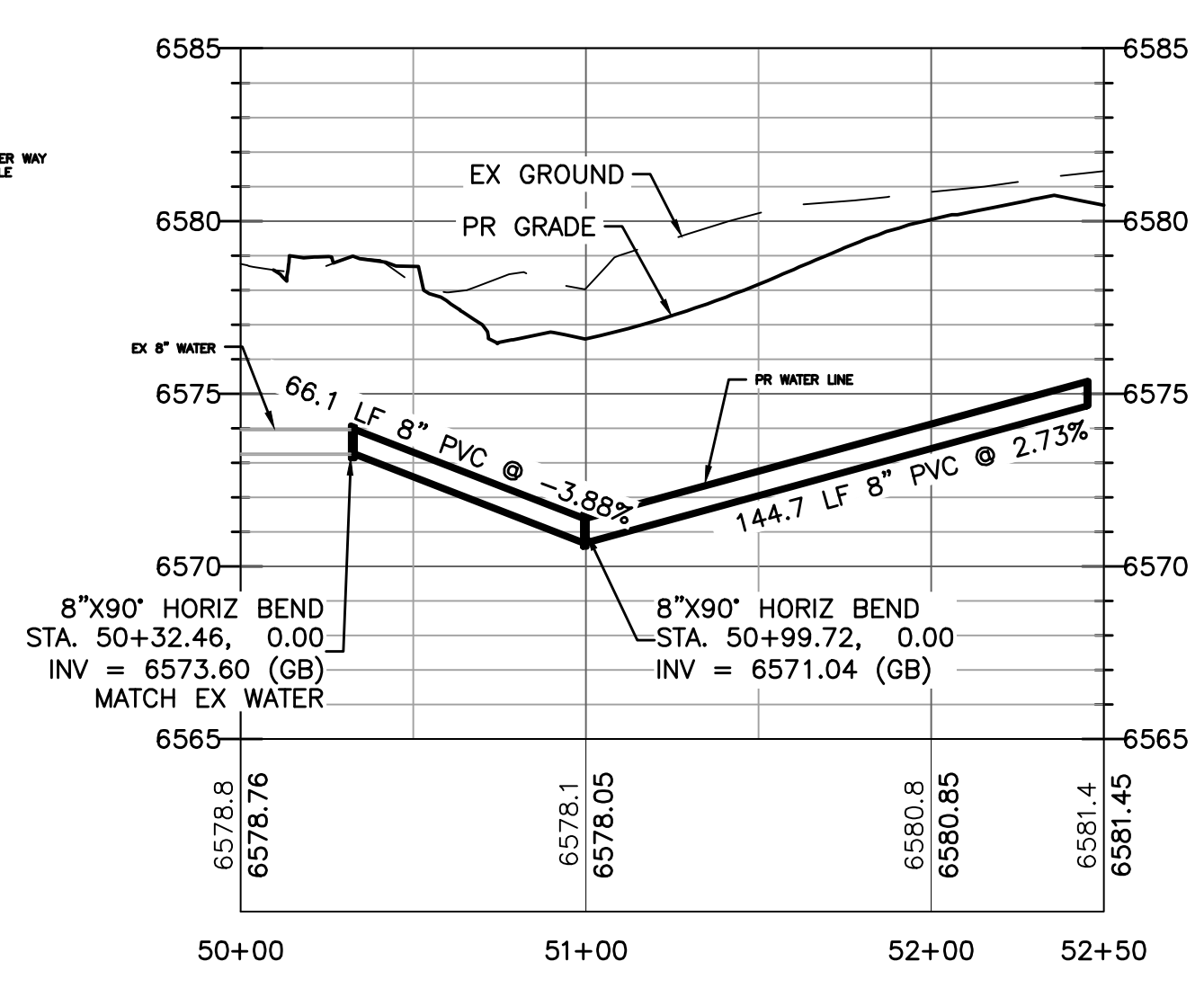
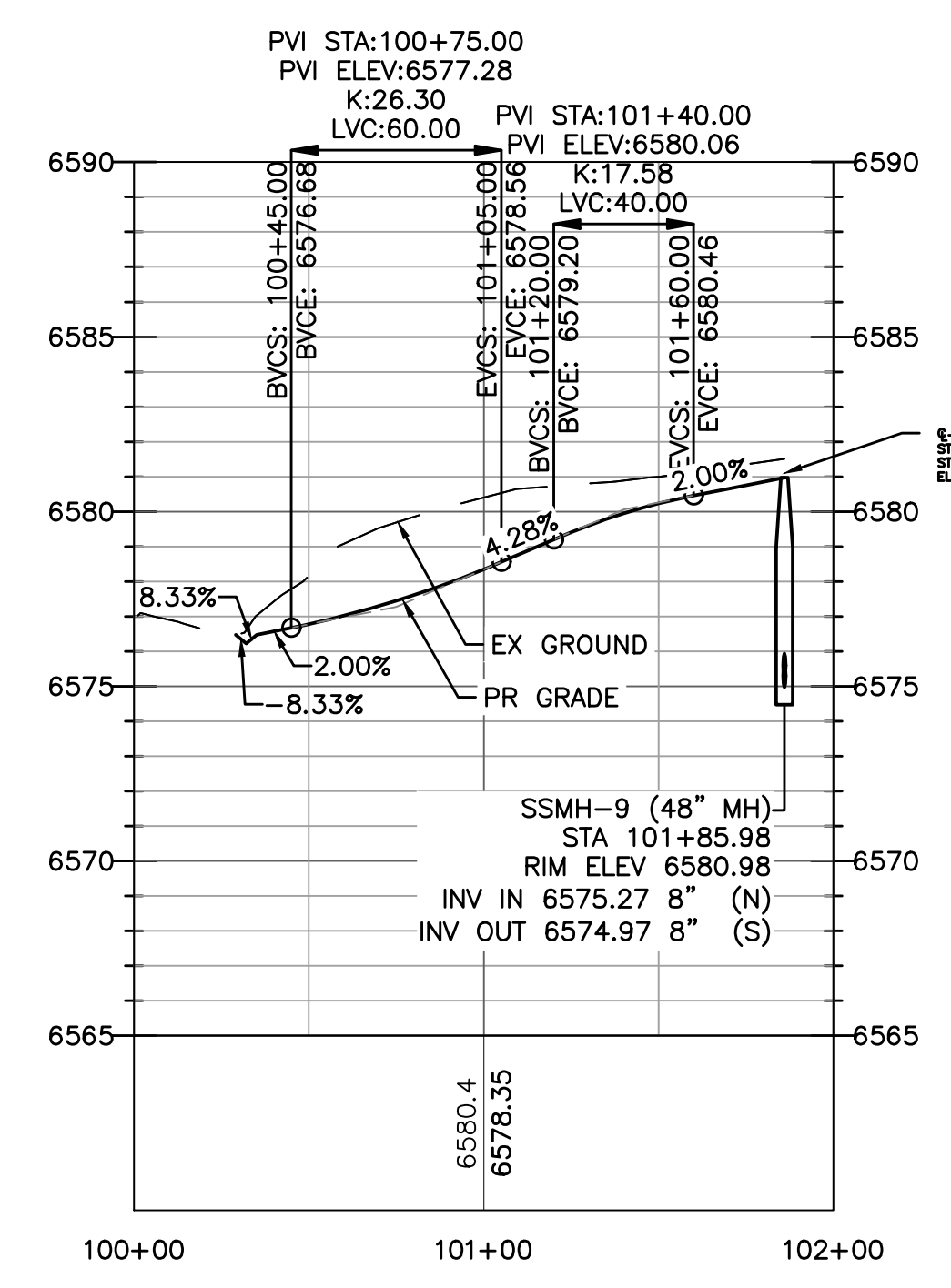
- ① CURB TRANSITION, SEE SHEET 2
- ② PEDESTRIAN RAMP, SEE SHEET 2



**RUNNING DEER WAY**  
URBAN LOCAL RESIDENTIAL  
DESIGN SPEED = 25 MPH

**LEGEND**

EX MINOR CONTOUR	---
EX MAJOR CONTOUR	---
EX WATER	---
EX SAN SEWER	---
EX GAS	---
EX STORM SEWER	---
EX WATER VALVE	---
EX FIRE HYDRANT	---
EX SANITARY SEWER MH	---
PR MINOR CONTOUR	---
PR MAJOR CONTOUR	---
PR WATER LINE	---
PR SANITARY SEWER	---
PR STORM SEWER	---
PR SANITARY SEWER MANHOLE	---
PR STORM SEWER MANHOLE	---
PR WATER VALVE	---
PR FIRE HYDRANT	---



V:\5287\6\active\187608744-Mule Deer\CAD\Sheets\Construction Drawings\07 -PnP 3.dwg  
2019/07/25 11:33 AM By: Ryan, Mike

**Computer File Information**

Creation Date: 4-25-17	Initials: CMD	
Last Modification Date:	Initials:	
Full Path & Drawing File Name:		
Acad Ver. 2014	Scale:	Units: Feet

**Index of Revisions**


**Stantec**  
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**THE GARDENS AT NORTH CAREFREE  
PLAN AND PROFILE  
FALLOW LANE & RUNNING DEER WAY**

Designer: CD	Structure Numbers
Detailer: MB	
Sheet Subst:	

**Project No./Code**  
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SHEET 7 OF 32