



Planning and Community  
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## DEVIATION REQUEST AND DECISION FORM

( J U D G E O R R D E V I A T I O N )

Updated: 6/26/2019

### PROJECT INFORMATION

Project Name : Monument Ridge East

Schedule No.(s) : 7102200013, 7102200006, 7102200010

Legal Description : TRACT OF LAND IN N2 SEC 02-11-67 DESC AS FOLS, COM AT NE COR OF SD SEC, TH S 89<06'54" W 1320.00 FT, S 00<53'12" W 30.00 FT FOR POB, TH S 89<06'54" W 1834.51 FT TO PT ON ELY R/W LN OF I25, TH ALG SD R/W S 29<33'00" W 180.19 FT, S 89<05'00" W 500.00 FT, S 29<16'30" W 675.30 FT, S 06<43'00" W 36.92 FT, S 89<57'36" E 251.71 FT, S 06<43'00" W 337.98 FT, S 89<57'36" E 732.00 FT, TH N 14<12'38" E 887.45 FT, N 89<06'34" E 500.0 FT M/L, N 00<02'24" W 270.0 FT, S 89<06'54" W 650.0 FT M/L TO POB, EX PT DES AS FOLS: TR OF LAND IN NW4 SEC 2-11-67 DES AS FOLS: COM AT NE COR OF SD SEC 2, TH S 89<06'54" W ALG N LN OF SEC 2 A DIST OF 2879.42 FT, TH ON A DEFLECTION ANGLE TO THE L OF 90<00'00" 50.00 FT TO A PT 20.00 FT S OF EXISTING SLY R/W LN OF COUNTY LINE RD FOR POB, TH N 89<06'54" E 105.00 FT, S 13<48'06" W 130.00 FT, S 89<06'54" W 175.76 FT SLY OF S R/W LN OF SD RD A DIST OF 105.00 FT, N 13<48'06" E 130.00 FT TO POB, EX THAT PT CONV BY REC #210120918, EX THAT PT TO COUNTY CONV BY REC #214002145.  
TRACT OF LAND IN N2 SEC 02-11-67 DESC AS FOLS, COM AT NE COR OF SD SEC, TH S 89<06'54" W 1320.00 FT, S 00<53'12" W 30.00 FT, S 00<53'12" E 270.01 FT, S 89<06'34" W 1599.97 FT, S 14<12'38" W 887.45 FT FOR POB, TH CONT S 14<12'38" W 102.63 FT, S 86<45'14" W 350.00 FT, S 00<24'09" W 236.98 FT, N 89<57'36" W 649.40 FT TO A PT ON ELY R/W LN OF I25, TH N 06<43'00" E 696.96 FT, S 89<57'36" E 251.71 FT, S 06<43'00" W 337.98 FT, S 89<57'36" E 732.00 FT TO POB.  
THAT PART OF S2N2 LY ELY OF INTERSTATE 25 + WLY OF WOODCREST, NLY 15.00 AC M/L OF E2SW4 SEC 2-11-67, EX THAT PT CONV TO PLAT 12181 MISTY ACRES SUB FIL NO 1, EX THAT PT CONV TO PLAT 12182 MISTY ACRES SUB FIL NO 2

### APPLICANT INFORMATION

Company : Monument Ridge East, LLC

Name : Maria Larsen

Owner  Consultant  Contractor

Mailing Address : 5050 List Drive  
Colorado Springs, CO 80919

Phone Number : 719-633-5430

Fax Number : N/A

Email Address : nbt.nml@gmail.com

### ENGINEER INFORMATION

Company : LSC Transportation Consultants, Inc.

Name : Jeffrey C. Hodsdon

Colorado P.E. Number : 31684

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

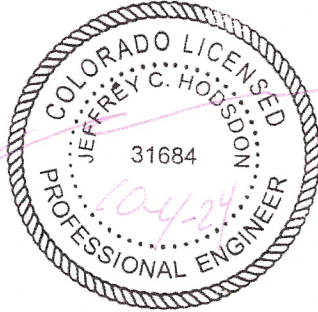
OWNER, APPLICANT, AND ENGINEER DECLARATION

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.

*Nona Larsen*  
Signature of owner (or authorized representative)

*11/11/2024*  
Date

Engineer's Seal, Signature  
And Date of Signature



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

Deviation No. 2 (Rev 10-4-2024) A deviation from the standards of or in Sections 2.2.4.A.4 and 2.3.2 of the Engineering Criteria Manual (ECM) is requested.

The proposed new north terminus of Monument Hill Road, as shown on the preliminary plan and in Figure 11 of the TIS, would have the same roadway classification as the remainder of Monument Hill Road to the south (Rural Major Collector). To facilitate the relocated/realigned north terminus of Monument Hill Road farther to the south, several deviations to the roadway design elements are requested for the generally east-west segment proposed for the realigned north terminus. Generally, the request is for design elements more consistent with an Urban Local street, but with some elements consistent with an Urban Collector (such as no parking and no direct lot access driveways).

Identify the specific ECM standard which a deviation is requested:

2.2.4.A.4 (Rural Major Collector Access Criteria)

2.3.2 (Design Standards by Function Classification)

Table 2-5: Roadway Design Standards for Rural Collectors and Locals  
Table 2-7: Roadway Design Standards for Urban Collectors and Locals

State the reason for the requested deviation:

The north terminus of Monument Hill Road, as shown on the preliminary plan and in Figure 11 of the TIS, would have the same roadway classification (as required by El Paso County staff) as the remainder of Monument Hill Road to the south (Rural Major Collector) as required by El Paso County staff. As it is not feasible for this new north segment to meet many of the Rural Major Collector criteria, a deviation is requested for this segment of roadway.

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

A new east-to-west segment of Monument Hill Road is proposed to connect with Misty Acres Boulevard. South of the point of curvature on this segment, Monument Hill Road would be classified as a Rural Major Collector. However, this proposed 787-foot east-to-west segment would contain design elements typically found on Urban Local roadways, primarily, but with some consistent with Urban Residential Collector roadways (notably Collector - such as no parking and no direct lot access driveways).

Criteria	Rural Major Collector	Proposed Design
Design speed	50 mph	25 mph
Posted speed	45 mph	25 mph
Clear zone	20'	12'
Minimum centerline radius	930'	200'
Number of through lanes	2	2
Lane width	12'	12'
Right-of-way	90'	50'
Paved width	32'	30'

(continued from previous page)

Criteria	Rural Major Collector	Proposed Design
Median width	N/A	N/A
Outside shoulder width	8'	3'
Inside shoulder width	N/A	N/A
Curb/gutter type	N/A	6" vertical
Sidewalk width	N/A	5' attached
Design ADT	3,000	3,000
Design vehicle	WB-67	<b>WB-67</b>
Bike lanes permitted	No	No
Access permitted	No	Yes, but a private local street only, not individual lot driveways
Access spacing	N/A	N/A
Intersection spacing	1/4 mile	285' (200' required, per <i>ECM</i> 2.2.5.E)
Parking permitted	No	No

#### 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:

As shown in Figure 11 of the TIS, the subject section of Monument Hill Road shown on the Preliminary Plan will not work if designed to *ECM* criteria for Rural Major Collector roadways. The east-west separation distance between Monument Hill Road and Misty Acres Boulevard will not allow for a 50-mph horizontal curve radius. Also, a 50-mph design speed would not work with the land use and circulation/access plan, which is an urban-type development. Modifying this segment through the site for slower-speed, Urban Local/Urban Collector characteristics is reasonable and more appropriate.

**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.

A deviation from Major Rural Collector design element standards is proposed on the north terminus of Monument Hill Road between its future intersection with Misty Acres Boulevard and just south of its curve into the site. Like the rest of Monument Hill Road to the south, this segment of street will be classified as a Rural Major Collector. However, a deviation is requested to allow a street with the following design elements on this 787-foot east-to-west segment:

Similar design elements for an Urban Collector

- Curb and gutter type instead of ditch sections
- Street width
- "No on-street parking and no individual lot driveway access" cross-section
- Design ADT
- Right-of-way
- Sidewalk included (plus width, separation from street)
- Auxiliary turn-lane lengths (potentially)

Similar design elements for an Urban Local

- Centerline radii
- Design speed
- Posted speed
- Sight distance
- Access spacing to the site access point
- No paved shoulders
- Access permitted (for private street/private access points)

The deviation will not adversely affect safety or operations.

With a 25-mph posted speed limit on the future east-west segment of Monument Hill Road (design speed of 25 mph), the field-measured sight distances for both approaches from Cannella Way access location would exceed the required 250-foot requirement for passenger cars per ECM Table 2-21. The sight distance looking to the west from the proposed south site access exceeds 250 feet, while there is available sight distance to the east to the intersection with Misty Acres Boulevard.

Sight distance lines of sight will need to be kept clear of any sight-distance obstructions, including landscaping, signage, structures, fencing, parking areas, etc.

Based on projected total volumes, auxiliary turn lanes would not be required on any approach at the intersection of Monument Hill Road/Cannella Way. Based on the recommended classification of this new segment/new north terminus of Monument Hill Road, the design speed will be 25 mph.

LSC recommends MUTCD horizontal-curve warning signage be installed on Monument Hill Road for traffic on the northbound approach to the proposed curve adjacent to the site. Specific signs and sign placement can be included for review as part of the construction plans.

Additionally, long-term background traffic volumes assume that existing traffic patterns would change, following the realignment of Monument Hill Boulevard and extension of Misty Acres Boulevard.

Along with these warning devices for emphasis, the 200-foot radius will force vehicles to reduce speed prior to passing along this segment of roadway. This is why A LOWER SPEED LIMIT (25 MPH) will be appropriate for this segment.

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

The design elements will not affect the maintenance cost, as the roadway will not negatively affect the ability for snowplow and maintenance vehicles to complete their functions.

The deviation will not adversely affect aesthetic appearance.

The design of this segment of roadway will be more aesthetically consistent with the proposed adjacent development.

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

The proposed design elements for this segment will be consistent with a lower-speed urban street through an urban-type development. The street width would be consistent with the Rural Major Collector street (32'). The paved width would be 30', but two-foot gutter pans on each side would result in a 34' (flowline to flowline) street width. No on-street parking is proposed.

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.

Water quality will be provided. Construction of the roadways and development of the site will be required to meet the above sections of the MS4 permit. The deviation requested in itself does not involve any disturbance.

**REVIEW AND RECOMMENDATION:**

**Approved by the ECM Administrator**

This request has been determined to have met the criteria for approval. A deviation from Section 2.2.4.A.4, 2.3.2 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.

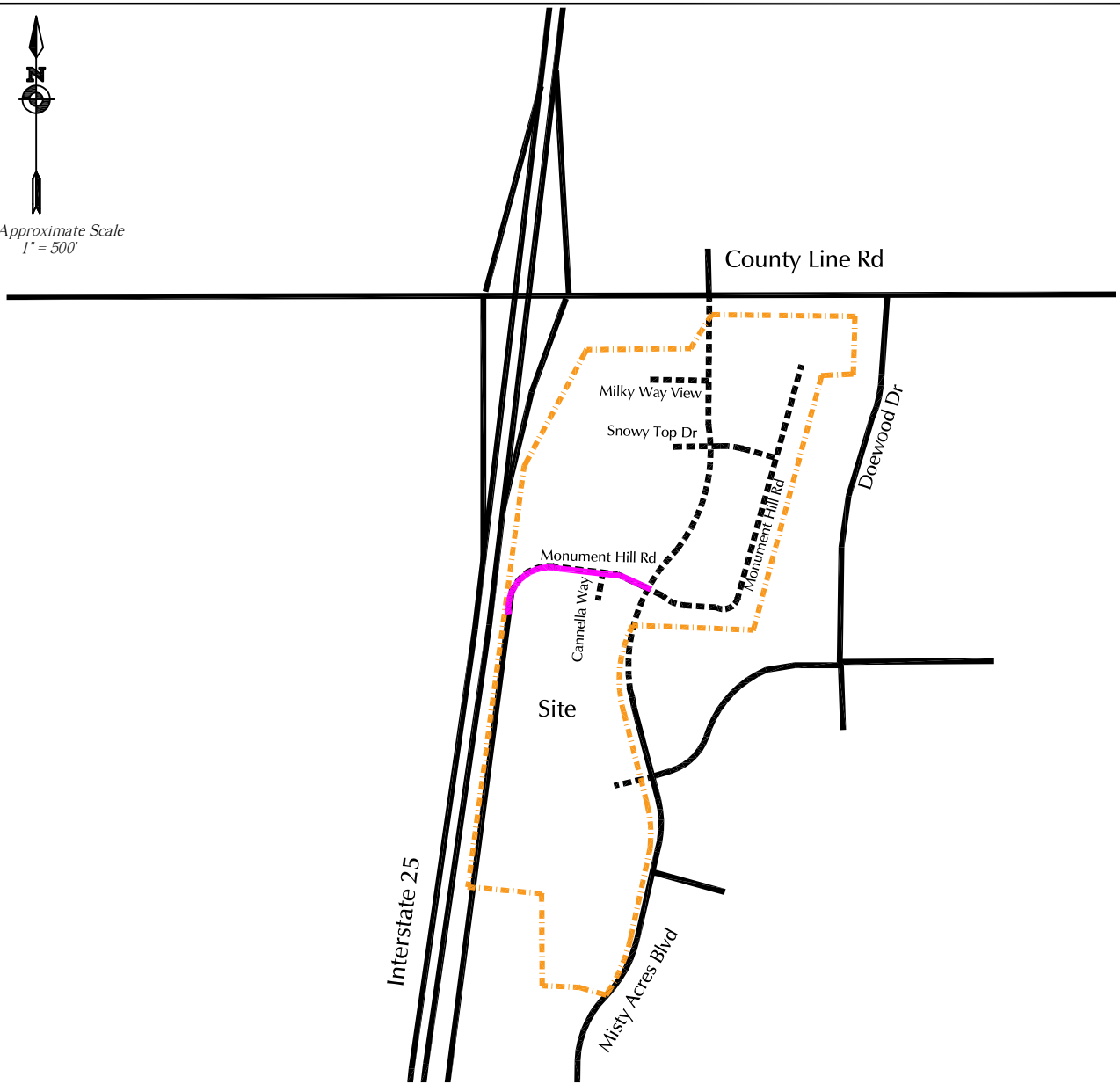
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**ECM ADMINISTRATOR COMMENTS/CONDITIONS:**



Approximate Scale  
1" = 500'



Deviation Request from ECM 2.2.4.A.4 and 2.3.2 --  
Design Standards by Function Classification

- Existing roadway
- Proposed roadway
- Portion of roadway (proposed) for which deviation is requested (please refer to table to the right)
- Site property boundary

Criteria	ECM Standard for a Rural Major Collector	Proposed Design	Meets Standard for:
Design Speed	50 mph	25 mph	Urban Local
Posted Speed	45 mph	25 mph	Urban Local
Clear Zone	20'	12'	Urban Local
Minimum Centerline Radius	930'	200'	Urban Local
Number of Through Lanes	2	2	Urban Collector
Lane Width	12'	12'	Urban Collector
Right-of-way	90'	50'	Urban Local*
Paved Width	32'	30'	Urban Local
Median Width	N/A	N/A	Urban Collector
Outside Shoulder Width	8'	3'	Urban Local (N/A)
Inside Shoulder Width	N/A	N/A	Urban Local
Curb/Gutter Type	N/A	6" vertical	Urban Collector
Sidewalk Width	N/A	5' attached	Urban Local
Design ADT	3,000	3,000	Urban Local
Design Vehicle	WB-67	WB-67	Urban Collector
Bike Lanes Permitted	No	No	Urban Local
Access Permitted	No	Yes, but a private local street only, not individual lot driveways	Urban Local
Access Spacing	N/A	N/A	N/A
Intersection Spacing	1/4 mile	285' (200' required per ECM 2.2.5.E)	Urban Local
Parking Permitted	No	No	Urban Collector

\*5' public improvement easements on each side are also required for an Urban Local street

Deviation No. 2 - Exhibit 1

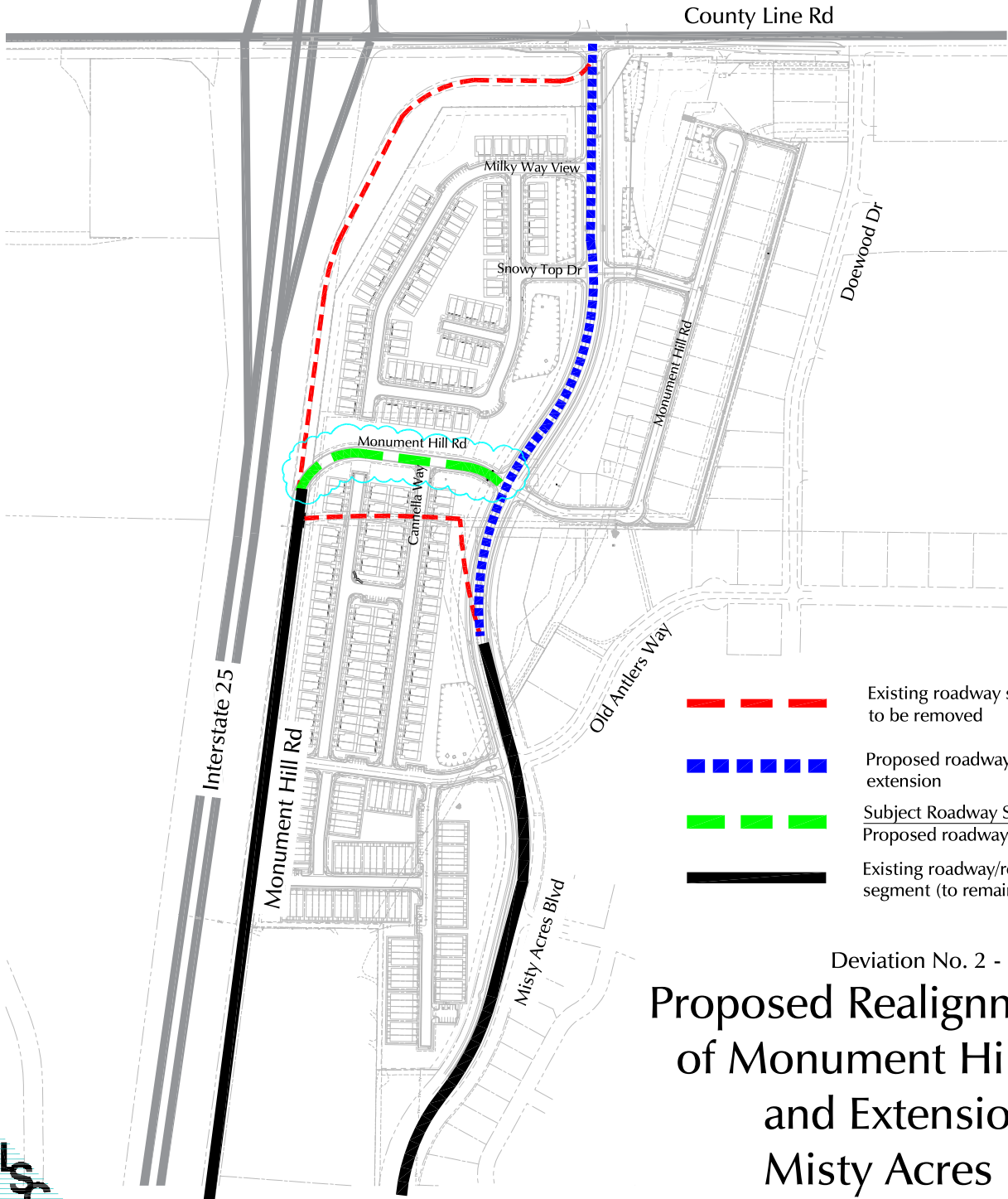
# Proposed Roadway Segment Design Elements Compared to Rural Major Collector Design Criteria





Monument Ridge East (LSC# S234450)





Approximate Scale  
1" = 500'



-  Existing roadway segment - to be removed
-  Proposed roadway extension
-  Subject Roadway Segment: Proposed roadway realignment
-  Existing roadway/roadway segment (to remain)

Deviation No. 2 - Exhibit 2  
**Proposed Realignment  
of Monument Hill Rd  
and Extension of  
Misty Acres Blvd**

Monument Ridge East (LSC# S234450)

