

PROJECT INFORMATION

Planning and Community Development Department 2880 International Circle Colorado Springs, Colorado 80910 Phone: 719.520.6300 Fax: 719.520.6695 Website: www.elpasoco.com



1

Updated: 6/26/2019

LSC Responses to Deviation No. 1 Redline Comments.

Monument Ridge East Project Name : 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
	\boxtimes Owner \square Consultant \square Contractor
Mailing Address :	5050 List Drive
	Colorado Springs, CO 80919
Phone Number :	719-291-2472
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 :	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		

LSC Responses to Deviation No 1 Comments

Page: 1

Number: 1 Author: jchod Author: jchodsdon Subject: Text Box Date: 10/4/2024 18:59:01

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	d representative)	Date
Engineer's Seal, Signature And Date of Signature	COLUMN STORADO	LICENO HOOSDON 84 -2 VIIII
	allow a	Please clarify if section 1
EVIATION REQUEST (Attach di	∟ agrams, figures, and other do	C is being deviated from; ocumentation to clarify requence listed below

A deviation from the standards of or in Sections 2.2.5.D. **2.3.2 and 2.3.7.B,C. Collector Access Standards** of the Engineering Criteria Manual (ECM) is requested.

Deviation request is to allow the proposed north access point location: Unbroken Drive to the planned extension of Misty Acres Boulevard. This deviation involves the intersection spacing of Unbroken Drive 395 feet to the north to the future County Line Road/Misty Acres Boulevard intersection.

Please refer to the attached Deviation Exhibit 1.

Please add the sight distance [2] figure from the TIS as an exhibit

Identify the specific ECM standard which a deviation is requested:

2.2.5.D. Collector Access Standards. Collector roadways shall intersect another roadway (centerline to centerline) in accordance with the standards in Section 2.3.7. On major collector roadways, the closest local roadway intersection to an arterial roadway shall be 660 feet (right-of-way line of arterial to centerline of local roadway).

2.3.2 (Design Standards by Function Classification),

Table 2-7. Roadway Design Standards for Urban Collectors and LocalsTable 2-21. Entering Sight Distance

2.3.7. Intersections:

B. Intersection Spacing and General Access Standards

Spacing of roads accessing an Urban Non-Residential Collector that will result in a full-movement intersection shall be 330 feet. The 330-foot standard is reflected in *ECM* Table 2-7, which bases the required access spacing on stopping sight distance on the major roadway with a design speed of 40 mph (*ECM* Table 2-17).

State the reason for the requested deviation:

The deviation is requested as the proposed intersection spacing between County Line Road and the proposed Unbroken Drive is less than the prescribed 660 feet along the future alignment of Misty Acres Boulevard.

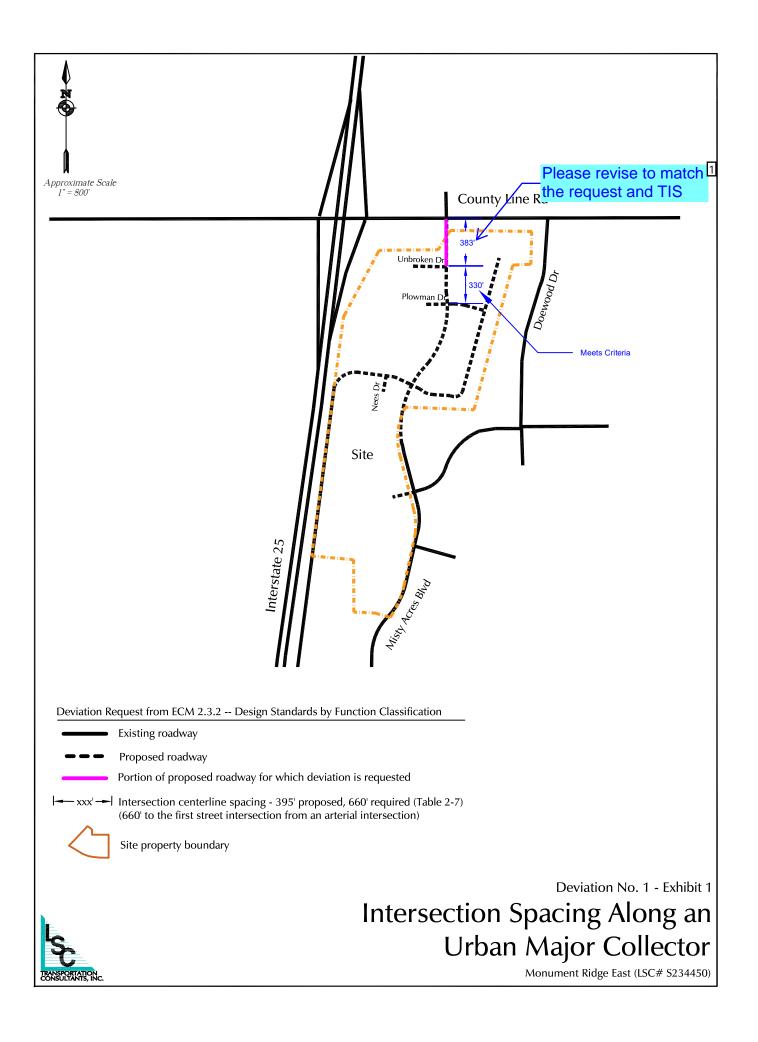
Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used as basis):

As the adjacent intersection to the north is an Arterial (County Line Road), the standard requires an intersection centerline spacing of 660 feet. Centerline spacing on Misty Acres Boulevard between County Line Road and the Unbroken Drive would be 390 feet (see Deviation Exhibit 1).

Page: 2

Number: 1	Author: Bret	Subject: Enç	ingineer Date: 9/19/2024 15:25:45	
Please clarify if section C is being deviated from; not listed below				
Author:	Jack Subject: S	ticky Note	Date: 9/27/2024 15:44:59	
LSC Res				
Removed 2.3.7.C reference, as only 2.3.7.B is being deviated from				
Number: 2	Author: Bret	Subject: Eng	ingineer Date: 9/19/2024 16:13:06	
Please add	the sight distance	figure from th	the TIS as an exhibit	
4 ■Author	ichadadan Subject: S	ticlay Noto	Date: 10/4/2024 18:57:32	
	jchodsdon Subject: S			

LSC Response: Added as Requested.



Page: 7

Number: 1 Author: Bret Subject: Engineer Date: 9/19/2024 15:26:23 Please revise to match the request and TIS
 Author: Jack
 Subject: Sticky Note
 Date: 9/27/2024 15:47:58

 LSC Response
 Spacing has been updated to be 395 ft, which is consistent with other figures