



Planning and Community
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**DEVIATION REQUEST
 AND DECISION FORM**

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : Rolling Hills Ranch Filing 2
 Schedule No.(s) : 4200000407 & 4200000401
 Legal Description : See attached

APPLICANT INFORMATION

Company : Tech Contractors
 Name : Tom Kerby
 Owner Consultant Contractor
 Mailing Address : 11886 Stapleton Drive
 Falcon, CO 80831
 Phone Number : 719.495.7444
 FAX Number : n/a
 Email Address : tom@meridianranch.com

ENGINEER INFORMATION

Company : Tech Contractors
 Name : Tom Kerby Colorado P.E. Number : 31429
 Mailing Address : tom@meridianranch.com
 Phone Number : 719.495.7444
 FAX Number : n/a
 Email Address : tom@meridianranch.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.

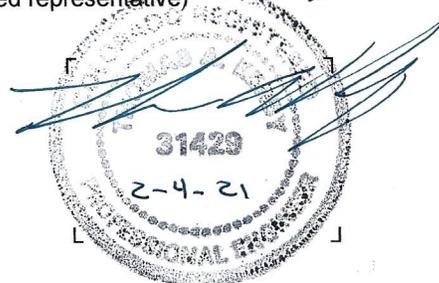
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2-4-21

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)

A deviation from the standards of or in Section **2.5.2.C.3** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Handicap and access ramps at "T" Intersections require a minimum of three handicap accessible crossings.

State the reason for the requested deviation:

A handicap ramp located on the west side of Woods Grove Dr. for either leg of T-intersection would interfere with the placement of the required driveway for the residential lot.

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

Eliminate a pedestrian crossing and associated pedestrian handicap ramps across the top of a T-intersection located at Woods Grove Dr. and New Ranch Dr. Provide pedestrian ramps and handicap access across New Ranch Dr. and across Woods Grove Dr. at Rolling Peaks Dr. and Savannah Falls Ct, each 205' and 180' away respectively from New Ranch Dr. (see exhibit)

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:

Occasionally the layout of lots limit the ability of pedestrian crossing to be located across the tops of T-intersections. Placing a pedestrian crossing at such locations will cause undue restrictions for the lot and the location of the driveway for the lot.

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 deviation provides a superior design for the given lots along the west side of Wood Groove Dr. by not restricting the use of the property frontage. Crossing are provided a short distance away at nearby intersections north and south of this location.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations and will provide a superior design by allowing driveways to be located in such a way as to create a safer product. The design meets all other aspects of the criteria the impact to safety and operation is insignificant.

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

The deviation will not adversely affect maintenance and its associated costs, in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect the aesthetic appears of the project.

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

The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards except the location of the pedestrian crossing across Woods Grove Dr.

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 deviation has no impact on applicable control measures required to meet the County's MS4 permit.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

2.5.2.C.3

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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APPROVED
Engineering Department

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**EPC Planning & Community
Development Department**

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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:

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Scale 1" = 80'	Drawn by CJT	TECH CONTRACTORS	
	Checked by TAK	11886 STAPLETON DRIVE	
Sheet Number EXHIBIT A	Date NOV. 2020	FALCON, CO 80831	
		TELEPHONE: 719.495.7444	
		FAX: 719.495.3349	
ROLLING HILLS RANCH FILING 2			
DEVIATION EXHIBIT			
PEDESTRIAN RAMP CROSSING DEVIATION			