



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

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION – NEW LOG ROAD DEVIATION REQUEST

Project Name :	Ellicott Town Center Filing No. 1
Schedule No.(s) :	34000-00-259, -260, -349, -350, -356, -362
Legal Description :	Ellicott Town Center Filing No. 1

APPLICANT INFORMATION

Company :	Colorado Springs Mayberry, LLC
Name :	Rick Scott
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	32823 Temecula Parkway Temecula, CA 925922.
Phone Number :	951-296-5070
FAX Number :	951-296-5071
Email Address :	rick@cormanleigh.com

ENGINEER INFORMATION

Company :	JPS Engineering, Inc.	Colorado P.E. Number :	29891
Name :	John P. Schwab, P.E.		
Mailing Address :	19 E. Willamette Avenue Colorado Springs, CO 80903		
Phone Number :	719-477-9429		
FAX Number :	719-471-0766		
Email Address :	john@jpsengr.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.

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 **2.3.2** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

ECM Section 2.3.2 Design Standards by Functional Class (Table 2-6 Roadway Design Standards):

New Log Road is ultimately classified as an Urban Minor Arterial roadway. The proposed deviations consist of modified cross-section elements including 15-foot attached sidewalks, bike lanes permitted, and on-street parking allowed for the ultimate road section, as well as an interim rural asphalt road section during the initial phase of development. The proposed deviations are depicted on the Typical Road Section Drawings (Sh. TY1-TY2).

The ECM-prescribed minimum horizontal centerline radius for an urban minor arterial is 565 feet. This deviation request also allows for a slightly reduced minimum centerline radius of 527 feet at couplet transitions as depicted on the attached Plan & Profile Drawing (Sh. PP1).

State the reason for the requested deviation:

The proposed roadway design deviations are requested based on the new urbanist development program which seeks to create a pedestrian-friendly community. The proposed typical road cross-sections were included in the previously approved Ellicott Town Center PUD.

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

The ultimate road section of New Log Road consists of a 2-lane, 1-way Couplet through the Town Center area in accordance with the approved Ellicott Town Center PUD, as depicted in Section A, Sheet TY2.

The interim road cross section consists of a 2-lane rural residential road section during Filing No. 1. The interim rural road section depicted on Section F, Sheet TY1 conforms to County standards for rural local roads.

The proposed minimum centerline radius of 527 feet is only a slight reduction compared to the standard minimum radius of 565 feet.

Address traffic speed/calming, etc.

Address access spacing deviation.

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:

The requested deviations are justified by the previously approved LSC Traffic Study and the Ellicott Town Center PUD. The traffic study demonstrates that traffic operations will provide acceptable levels of service.

Denial of the deviation request would result in significant revisions to the PUD development plan and PC and Board of County Commissioners re-approvals. (?)

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 proposed deviations will result in a comparable or superior roadway design, consistent with El Paso County standards and the approved Ellicott Town Center PUD. The previously approved PUD seeks to create a high-quality community enhancing property values in eastern El Paso County. The proposed deviations support the pedestrian-friendly nature of the overall development plan, resulting in a superior design.

The deviation will not adversely affect safety or operations.

The proposed roadway improvements will be constructed to County standards, and the requested deviations will not adversely affect safety or operations. The LSC Traffic Study for this project demonstrates that traffic operations through the proposed couplet will provide and acceptable level of service while creating the desired Town Center entry to the project. The proposed roadway deviations will generally improve pedestrian safety and will not adversely affect traffic operations.

Address traffic speed/calming, etc.

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

Maintenance will not be adversely affected based on the proposed deviations. The proposed road cross sections and site layout will provide ample access and clearance for maintenance, and all pavement designs will be subject to County approval.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance will not be adversely affected based on the proposed deviations. The proposed deviations in typical road cross sections will enhance the streetscape resulting in improved aesthetic appearance.

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

The proposed deviations consist of relatively minor changes to County standard road sections, consistent with the previously approved Ellicott Town Center PUD.

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.

This deviation request has no impact on control measure requirements of the County's MS4 permit.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

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.

r

1

L

J

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.

r

1

L

J

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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. 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.

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 5.8 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.

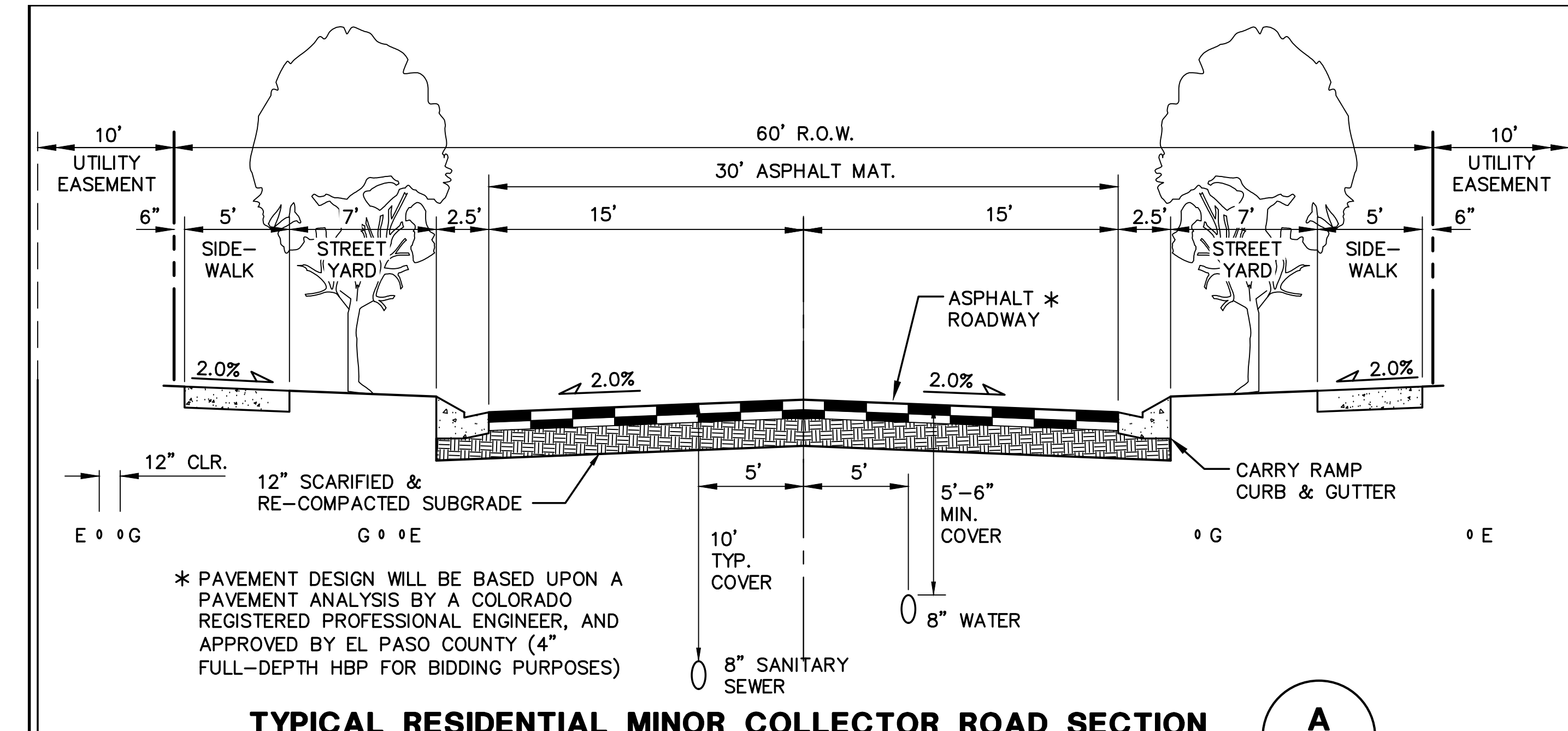
1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

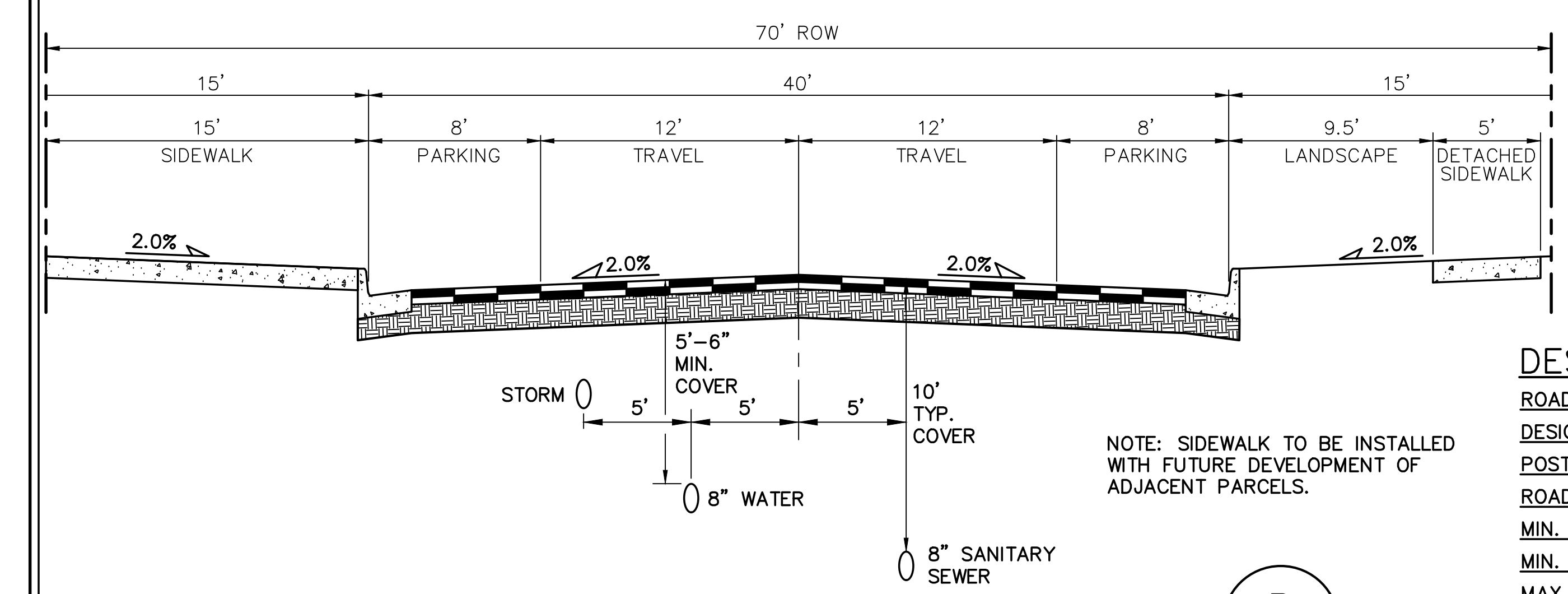
A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.

Z:\090001.Ellicott\TY1.dwg Sep 13, 2019 - 10:52am



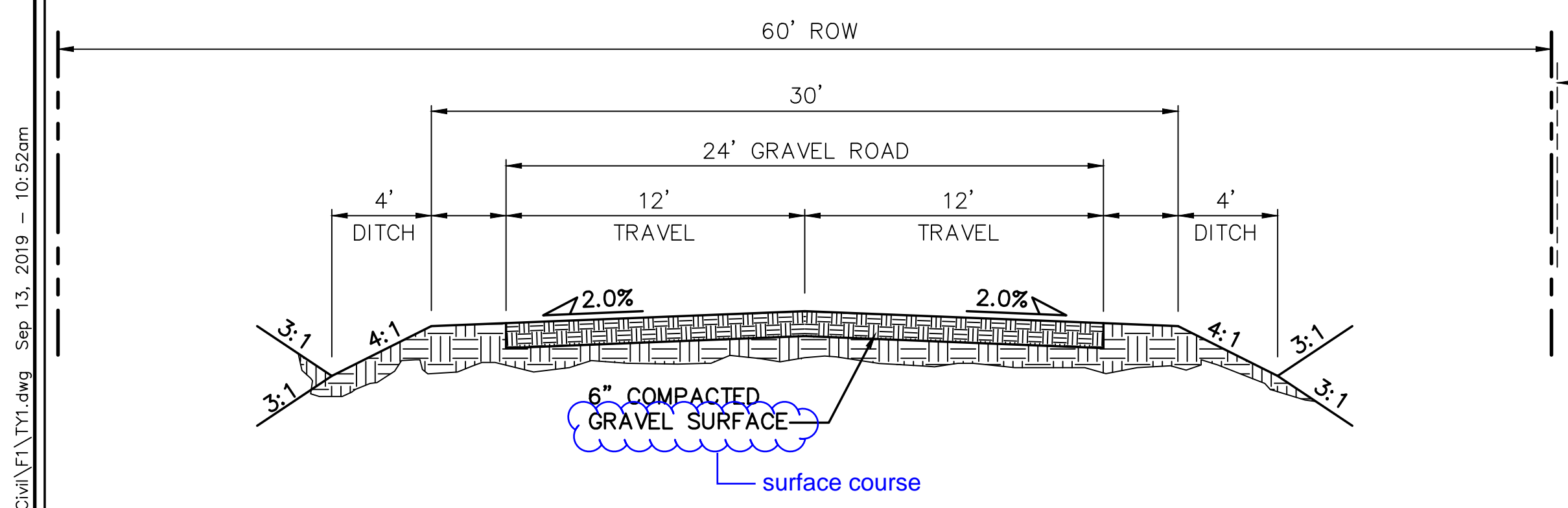
TYPICAL RESIDENTIAL MINOR COLLECTOR ROAD SECTION

(URBAN LOCAL)
*ON-STREET PARKING ALLOWED
SCALE: 1"=5' H
1"=2.5' V



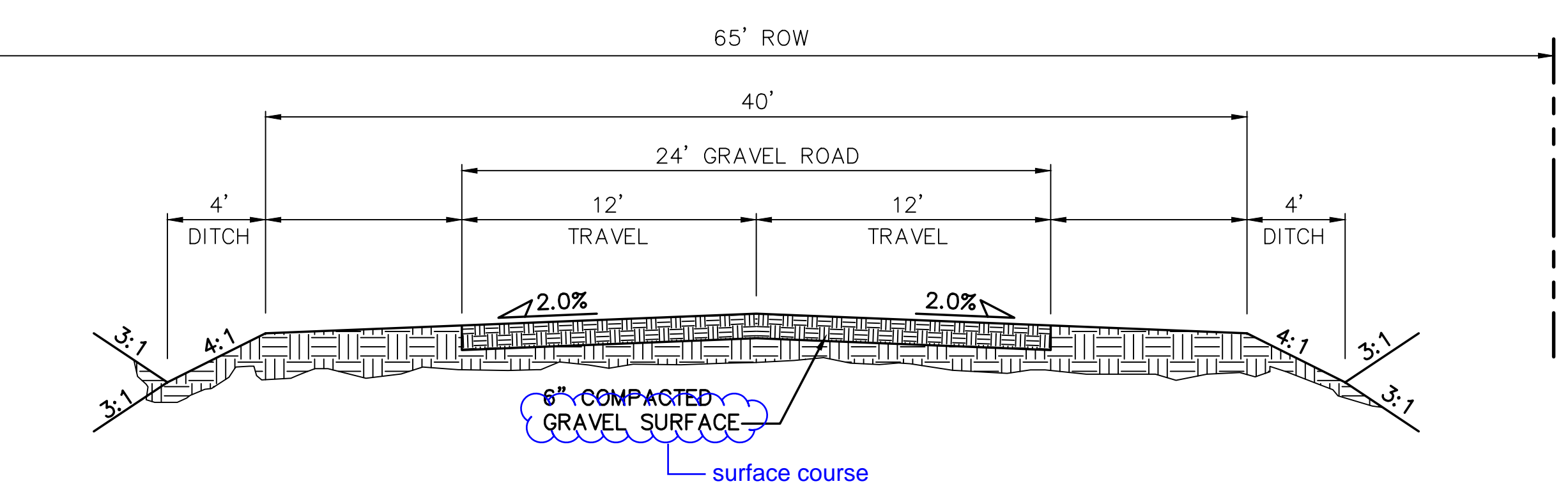
MAIN STREET TYPICAL COMMERCIAL SECTION

(NON-RESIDENTIAL COLLECTOR)
SCALE: 1"=5' H
1"=2.5' V



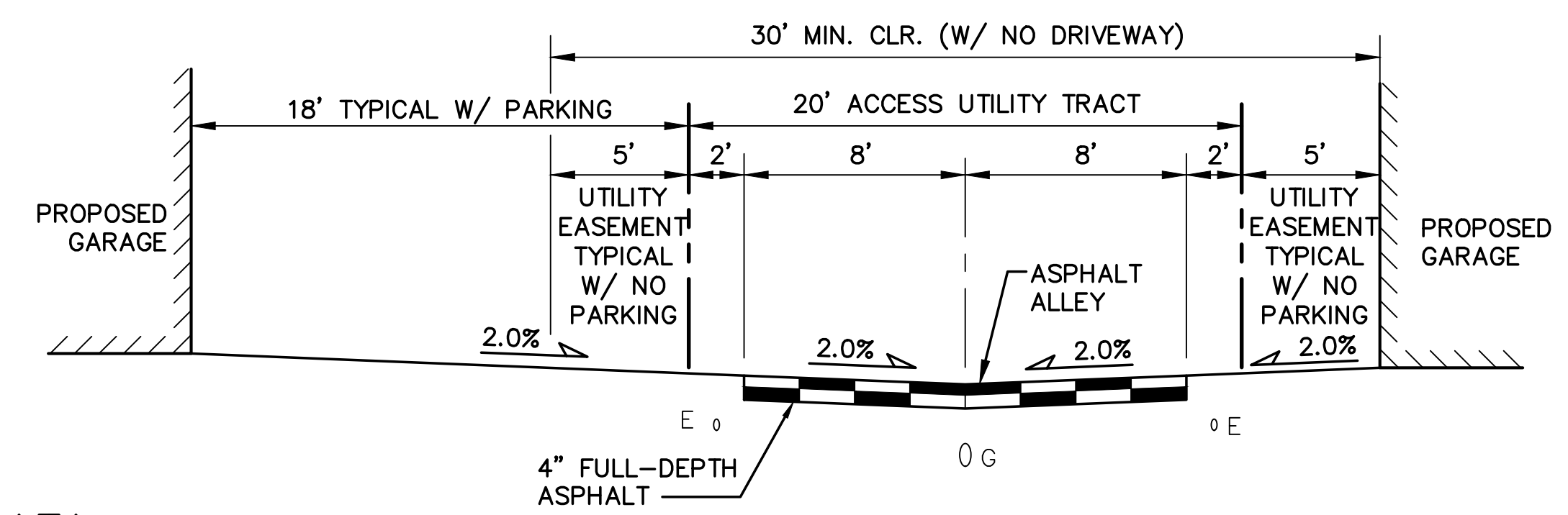
TEMPORARY GRAVEL SECONDARY ACCESS ROAD

(VILLAGE MAIN STREET - PHASE 1)
SCALE: 1"=5' H
1"=2.5' V



TEMPORARY GRAVEL SECONDARY ACCESS ROAD

(SPRINGS ROAD - PHASE 1)
SCALE: 1"=5' H
1"=2.5' V

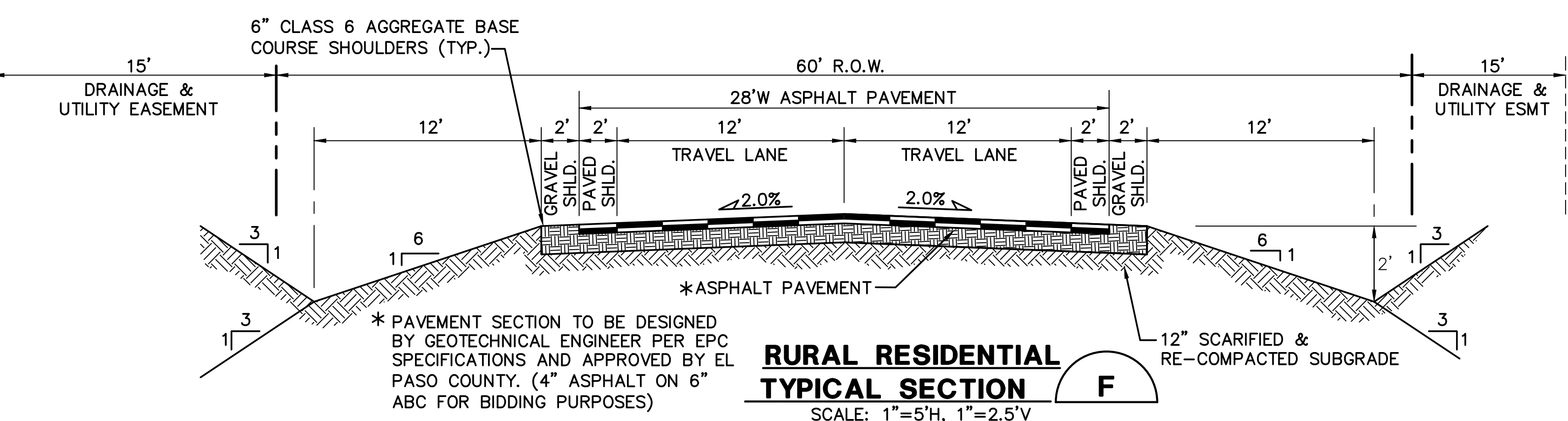


TYPICAL ALLEY SECTION (PRIVATE)

SCALE: 1"=5' H
1"=2.5' V

DESIGN DATA

ROAD CLASSIFICATION:	URBAN/LOCAL
DESIGN SPEED:	25 MPH
POSTED SPEED:	25 MPH
ROADWAY WIDTH:	30'
MIN. HORIZONTAL RADIUS:	200'
MIN. GRADE:	0.5%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	12
MIN. K-VALUE (SAG):	26

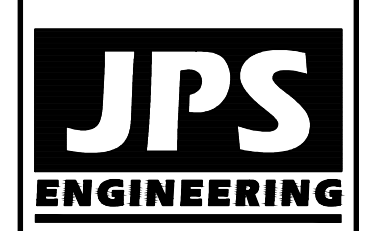


RURAL RESIDENTIAL TYPICAL SECTION

SCALE: 1"=5' H, 1"=2.5' V

NOTE: WHERE PHASE 1 INTERIM ROAD IS CONSTRUCTED ALONG LOG ROAD, PROVIDE CONSTANT 2% CROSS SLOPE TO MATCH ULTIMATE ROAD SECTION

ELLCOTT TOWN CENTER - FILING NO. 1



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



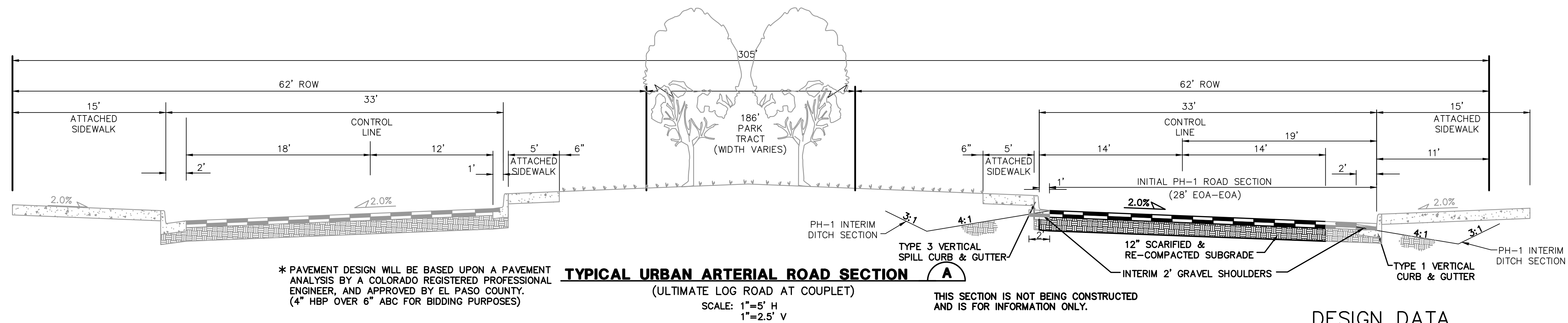
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG
BEFORE YOU DIG GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
FOR THE MEMBER UTILITIES

No.	REVISION	DATE
1	EPC COMMENTS	JPS 1/15/07
2	2018 SUBMITTAL	JPS 8/22/18
3	EPC COMMENTS	JPS 1/15/19
4	EPC COMMENTS	JPS 8/20/19
5	EPC COMMENTS	JPS 9/12/19

TYPICAL ROAD SECTION & DETAILS

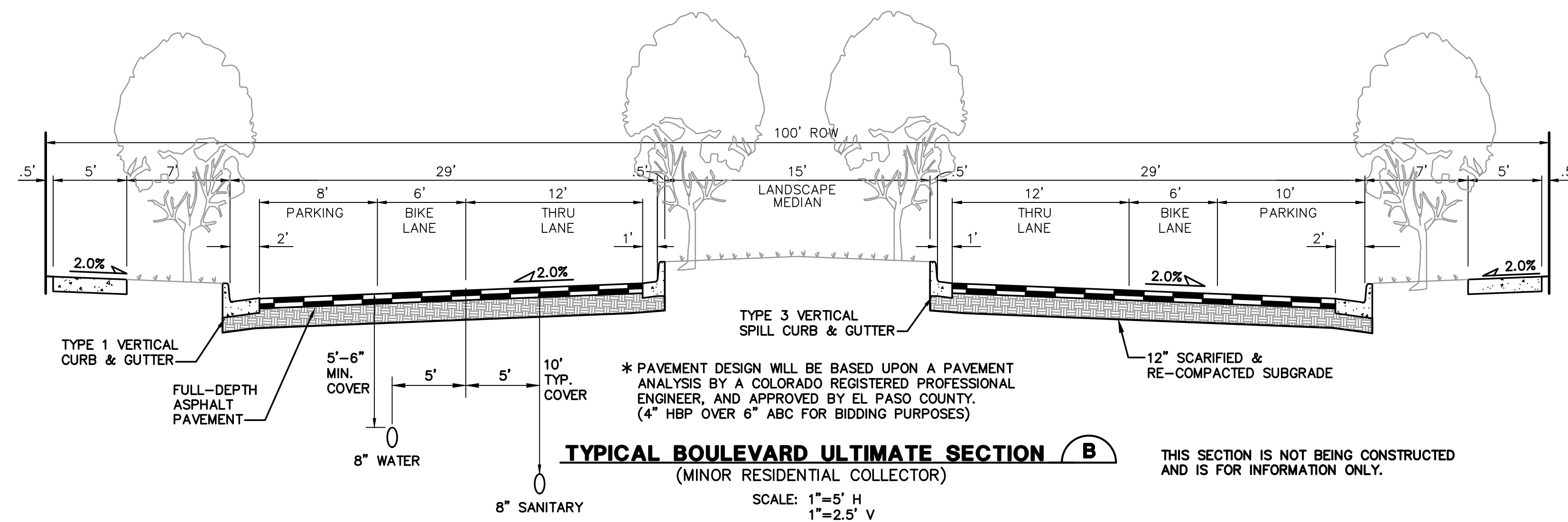
HORZ. SCALE: 1"=5'	DRAWN: RMD
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 5/5/05	LAST MODIFIED: 9/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **TY1**



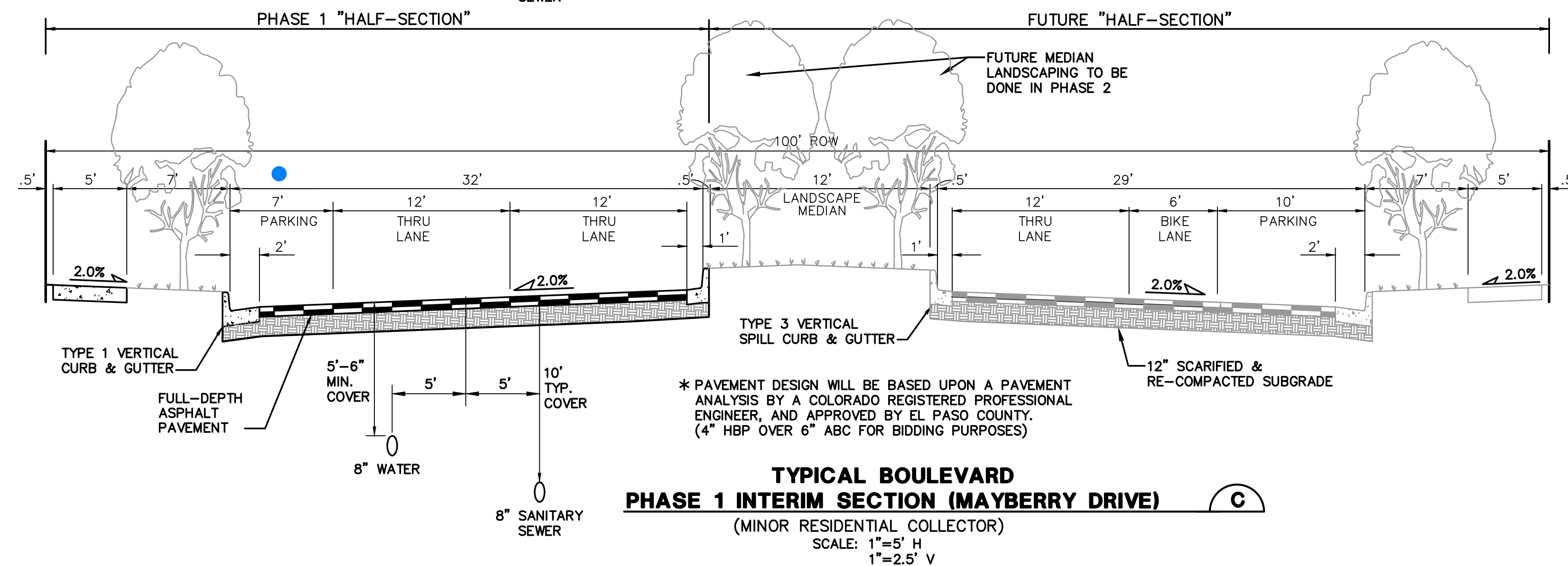
DESIGN DATA

ROAD CLASSIFICATION:	URBAN MINOR ARTERIAL
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS:	565'
MIN. GRADE:	0.5%
MAX. GRADE:	6.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64



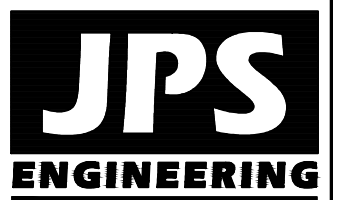
DESIGN DATA

ROAD CLASSIFICATION:	URBAN COLLECTOR
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS:	565'
MIN. GRADE:	1.0%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64



NOTE: LANE WIDTHS ARE IN ACCORDANCE WITH DEVIATIONS APPROVED AS PART OF PUD

ELLICOTT TOWN CENTER - FILING NO. 1



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



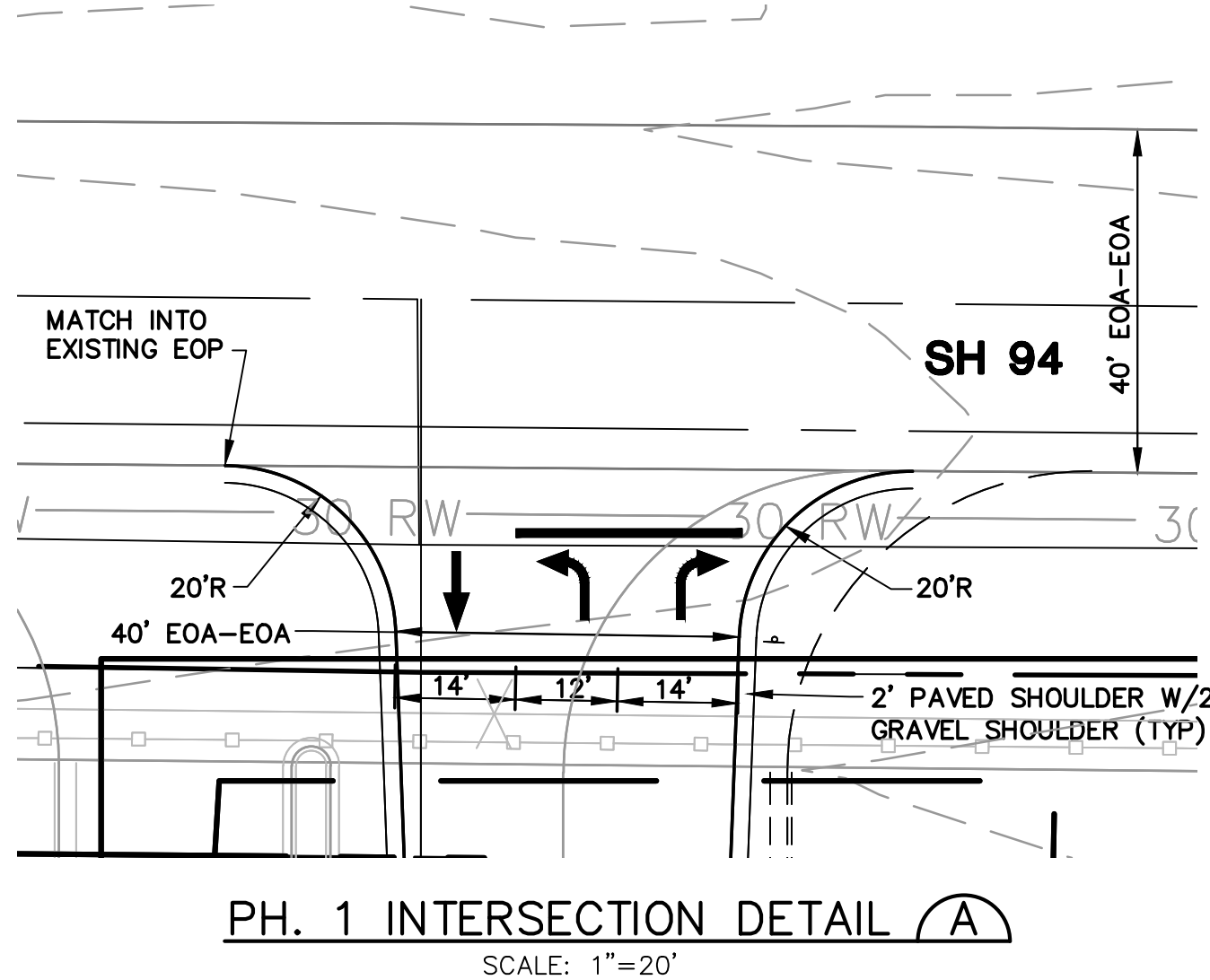
CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
FOR THE MARKING OF UNDERGROUND
UTILITIES

No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	7/25/06
2	EPC COMMENTS	JPS	1/15/07
3	2018 SUBMITTAL	JPS	8/22/18
4	EPC COMMENTS	JPS	1/15/19
5	EPC COMMENTS	JPS	9/12/19

TYPICAL ROAD SECTIONS

HORZ. SCALE: 1"=5'	DRAWN: RMD
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: 5/5/05	CHECKED: JPS
CREATED: 5/5/05	LAST MODIFIED: 9/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **TY2**



CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C7	235.15	545.00	24°43'16"
C8	227.56	527.00	24°44'24"

ELLCOTT TOWN CENTER - FILING NO. 1



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 2-BUSINESS DAYS IN ADVANCE
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
A	EPC COMMENTS	JPS	7/25/06
C	EPC COMMENTS	JPS	1/15/07
D	2018 SUBMITTAL	JPS	8/22/18
E	EPC COMMENTS	JPS	1/15/19
F	EPC COMMENTS	JPS	9/12/19

**NB NEW LOG ROAD
PLAN & PROFILE
(STA: 55+00 TO STA: 64+00.00)**

HORZ. SCALE:	1"=50'	DRAWN:	RMD
VERT. SCALE:	1"=5'	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	3/26/06	LAST MODIFIED:	9/12/19
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: PP1



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

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION – VILLAGE MAIN STREET DEVIATION REQUEST

Project Name :	Ellicott Town Center Filing No. 1
Schedule No.(s) :	34000-00-259, -260, -349, -350, -356, -362
Legal Description :	Ellicott Town Center Filing No. 1

APPLICANT INFORMATION

Company :	Colorado Springs Mayberry, LLC
Name :	Rick Scott
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	32823 Temecula Parkway Temecula, CA 925922.
Phone Number :	951-296-5070
FAX Number :	951-296-5071
Email Address :	rick@cormanleigh.com

ENGINEER INFORMATION

Company :	JPS Engineering, Inc.	Colorado P.E. Number :	29891
Name :	John P. Schwab, P.E.		
Mailing Address :	19 E. Willamette Avenue Colorado Springs, CO 80903		
Phone Number :	719-477-9429		
FAX Number :	719-471-0766		
Email Address :	john@jpsengr.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.

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 **2.3.2** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

ECM Section 2.3.2 Design Standards by Functional Class (Table 2-7 Roadway Design Standards):

Village Main Street is ultimately classified as an Urban Non-Residential Collector through the Town Center area, and an Urban Residential Collector through the residential areas. The proposed deviations consist of modified cross-section elements including a 36-foot asphalt width for the Non-Residential Collector and a 30-foot asphalt width for the Residential Collector road segments, as well as an interim gravel secondary access road section during the initial phase of development. The proposed deviations are depicted on the Typical Road Section Drawings (Sections A-C, Sh. TY1).

State the reason for the requested deviation:

The proposed roadway design deviations are requested based on the new urbanist development program which seeks to create a pedestrian-friendly community. The proposed typical road cross-sections were included in the previously approved Ellicott Town Center PUD.

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

Village Main Street is ultimately classified as an Urban Non-Residential Collector through the Town Center area, and an Urban Residential Collector through the residential areas. The proposed deviations consist of modified cross-section elements including a 36-foot asphalt width for the Non-Residential Collector and a 30-foot asphalt width for the Residential Collector road segments, as well as an interim gravel secondary access road section during the initial phase of development. The proposed deviations are depicted on the Typical Road Section Drawings (Sections A-C, Sh. TY1).

The current ECM standard is a 48-foot asphalt width for an Urban Non-Residential Collector and a 36-foot asphalt width for an Urban Residential Collector. The narrower road widths are consistent with new urbanist land planning as approved in the Ellicott Town Center PUD. Minimum travel lane widths of 12 feet are provided in accordance with current ECM standards.

Address traffic speed/calming, etc.

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:

The requested deviations are justified by the previously approved Ellicott Town Center PUD and LSC Traffic Study, which demonstrates that traffic operations will provide acceptable levels of service.

Denial of the deviation request would result in significant revisions to the PUD development plan and PC and Board of County Commissioners re-approvals. (?)

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 proposed deviations will result in a comparable or superior roadway design, consistent with El Paso County standards and the approved Ellicott Town Center PUD. The previously approved PUD seeks to create a high-quality community enhancing property values in eastern El Paso County. The proposed deviations support the pedestrian-friendly nature of the overall development plan, resulting in a superior design.

The deviation will not adversely affect safety or operations.

The proposed roadway improvements will be constructed to County standards, and the requested deviations will not adversely affect safety or operations. The LSC Traffic Study for this project demonstrates that traffic operations through the proposed couplet will provide and acceptable level of service while creating the desired Town Center entry to the project. The proposed roadway deviations will generally improve pedestrian safety and will not adversely affect traffic operations.

Address traffic speed/calming, etc.

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

Maintenance will not be adversely affected based on the proposed deviations. The proposed road cross sections and site layout will provide ample access and clearance for maintenance, and all pavement designs will be subject to County approval.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance will not be adversely affected based on the proposed deviations. The proposed deviations in typical road cross sections will enhance the streetscape resulting in improved aesthetic appearance.

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

The proposed deviations consist of relatively minor changes to County standard road sections, consistent with the previously approved Ellicott Town Center PUD.

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.

This deviation request has no impact on control measure requirements of the County's MS4 permit.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

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.

r

1

L

J

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.

r

1

L

J

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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. 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.

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 5.8 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.

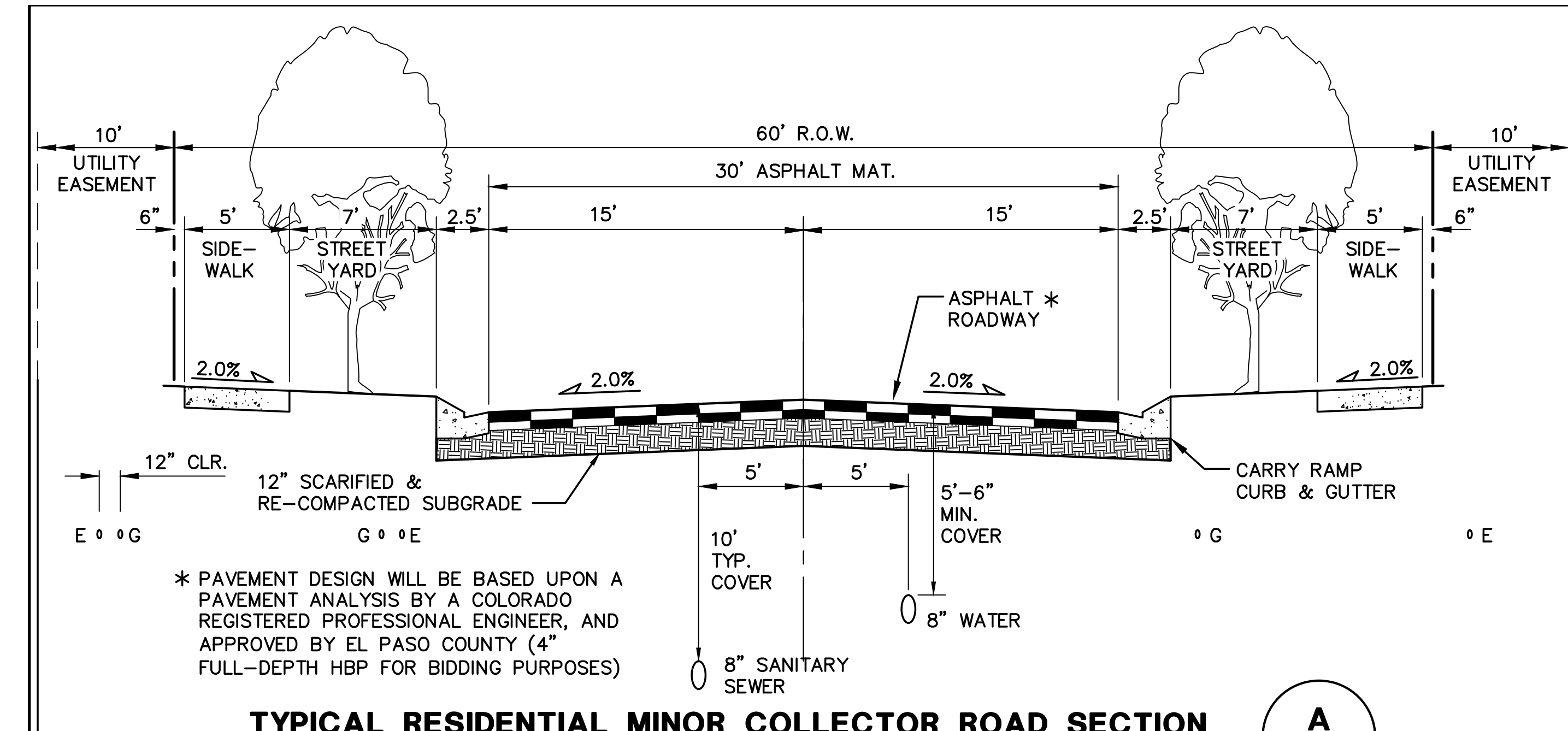
1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

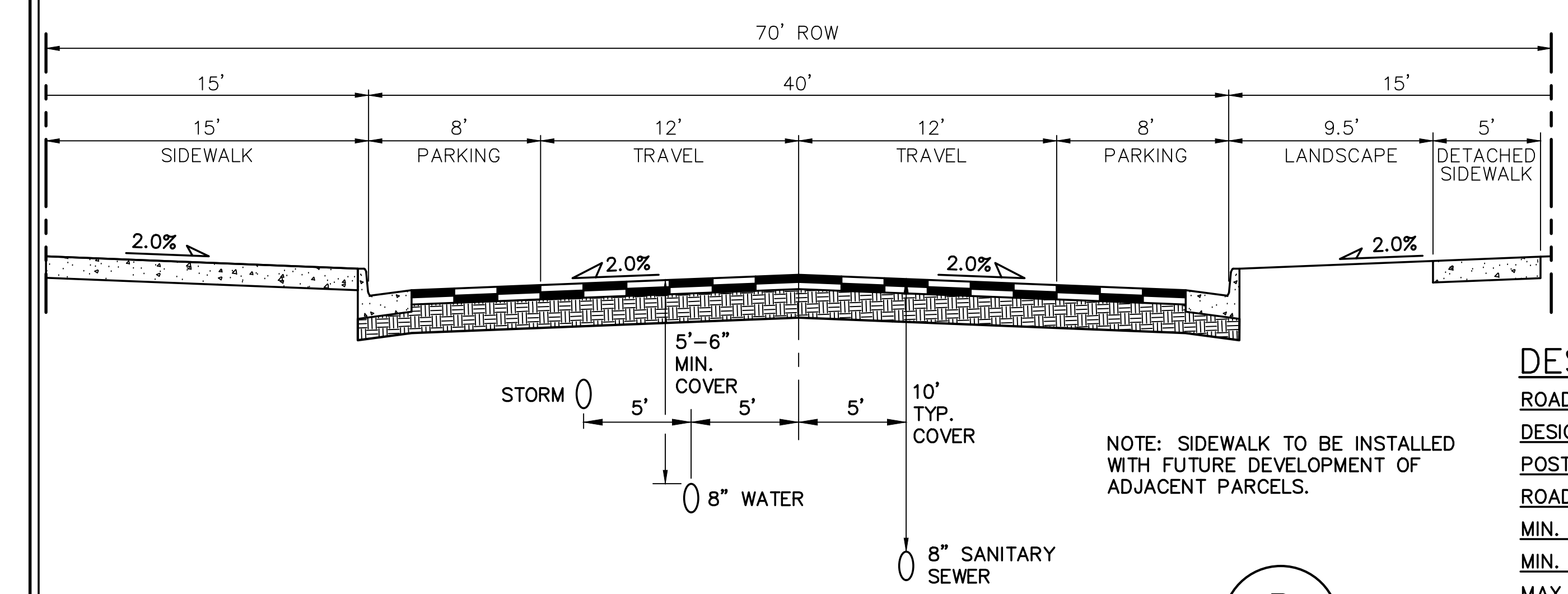
A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.

Z:\090001.Ellicott\TY1.dwg Sep 13, 2019 - 10:52am



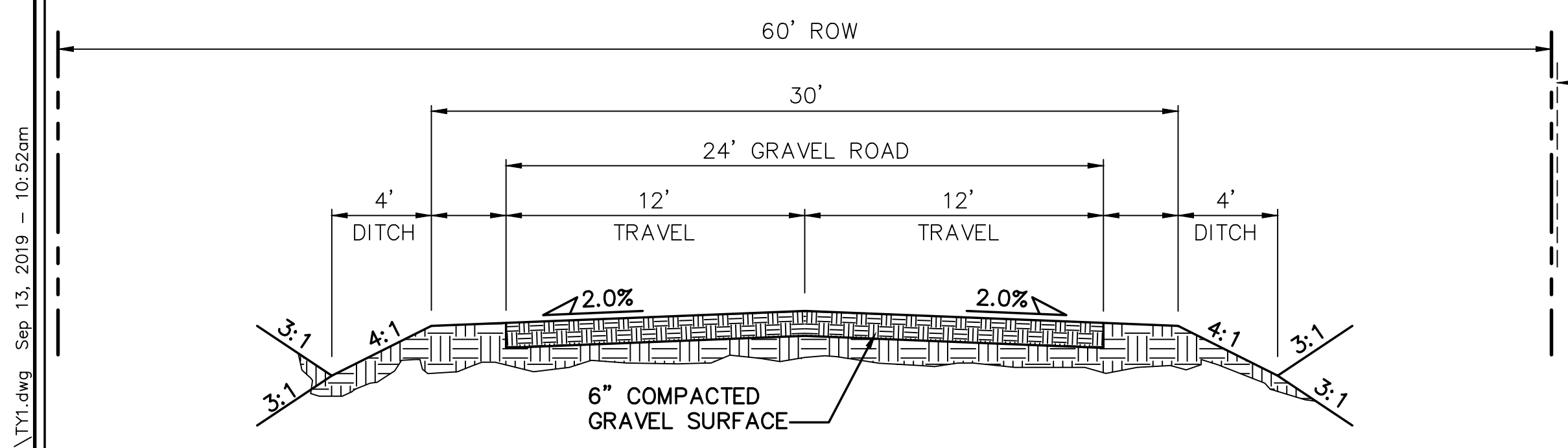
TYPICAL RESIDENTIAL MINOR COLLECTOR ROAD SECTION

(URBAN LOCAL)
*ON-STREET PARKING ALLOWED
SCALE: 1"=5' H
1"=2.5' V



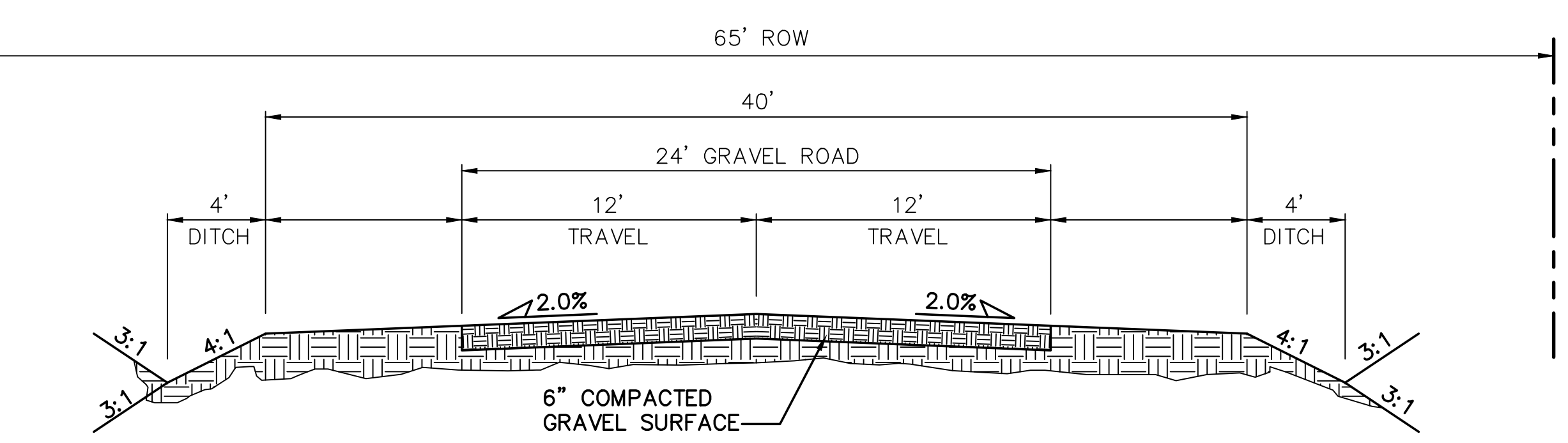
MAIN STREET TYPICAL COMMERCIAL SECTION

(NON-RESIDENTIAL COLLECTOR)
SCALE: 1"=5' H
1"=2.5' V



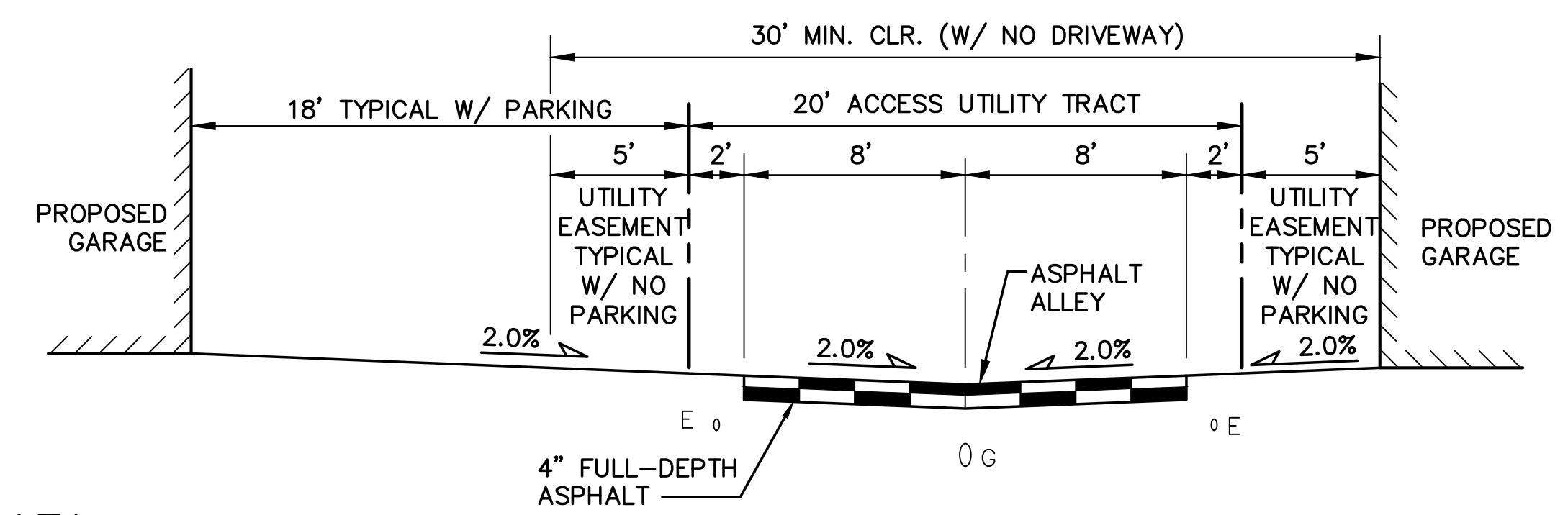
TEMPORARY GRAVEL SECONDARY ACCESS ROAD

(VILLAGE MAIN STREET - PHASE 1)
SCALE: 1"=5' H
1"=2.5' V



TEMPORARY GRAVEL SECONDARY ACCESS ROAD

(SPRINGS ROAD - PHASE 1)
SCALE: 1"=5' H
1"=2.5' V

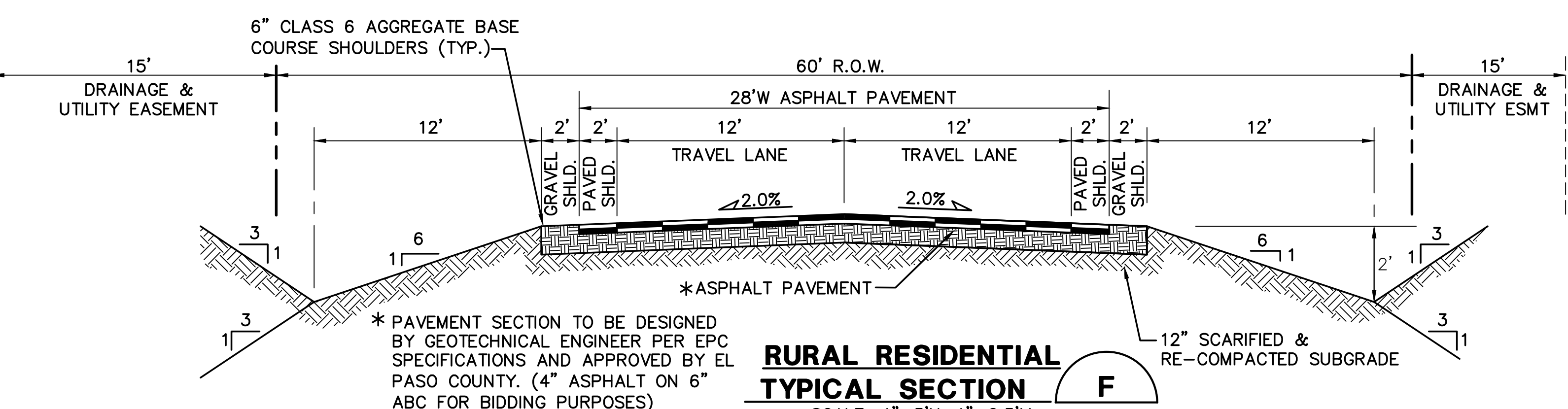


TYPICAL ALLEY SECTION (PRIVATE)

SCALE: 1"=5' H
1"=2.5' V

DESIGN DATA

ROAD CLASSIFICATION:	URBAN/LOCAL
DESIGN SPEED:	25 MPH
POSTED SPEED:	25 MPH
ROADWAY WIDTH:	30'
MIN. HORIZONTAL RADIUS:	200'
MIN. GRADE:	0.5%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	12
MIN. K-VALUE (SAG):	26

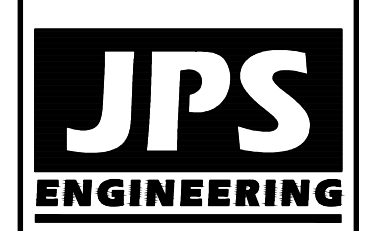


RURAL RESIDENTIAL TYPICAL SECTION

SCALE: 1"=5' H, 1"=2.5' V

NOTE: WHERE PHASE 1 INTERIM ROAD IS CONSTRUCTED ALONG LOG ROAD, PROVIDE CONSTANT 2% CROSS SLOPE TO MATCH ULTIMATE ROAD SECTION

ELLCOTT TOWN CENTER - FILING NO. 1



19 E. Willamette Ave.
Colorado Springs, CO 80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG
BEFORE YOU DIG GRADE OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
FOR THE MEMBER UTILITIES

No.	REVISION	DATE	BY
1	EPC COMMENTS	1/15/07	JPS
2	2018 SUBMITTAL	8/22/18	JPS
3	EPC COMMENTS	1/15/19	JPS
4	EPC COMMENTS	8/20/19	JPS
5	EPC COMMENTS	9/12/19	JPS

TYPICAL ROAD SECTION & DETAILS

HORZ. SCALE: 1"=5'	DRAWN: RMD
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED:	CHECKED: JPS
CREATED: 5/5/05	LAST MODIFIED: 9/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **TY1**



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

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION – MAYBERRY DRIVE DEVIATION REQUEST

Project Name :	Ellicott Town Center Filing No. 1
Schedule No.(s) :	34000-00-259, -260, -349, -350, -356, -362
Legal Description :	Ellicott Town Center Filing No. 1

APPLICANT INFORMATION

Company :	Colorado Springs Mayberry, LLC
Name :	Rick Scott
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	32823 Temecula Parkway Temecula, CA 925922.
Phone Number :	951-296-5070
FAX Number :	951-296-5071
Email Address :	rick@cormanleigh.com

ENGINEER INFORMATION

Company :	JPS Engineering, Inc.	Colorado P.E. Number :	29891
Name :	John P. Schwab, P.E.		
Mailing Address :	19 E. Willamette Avenue Colorado Springs, CO 80903		
Phone Number :	719-477-9429		
FAX Number :	719-471-0766		
Email Address :	john@jpsengr.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.

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 **2.3.2** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

ECM Section 2.3.2 Design Standards by Functional Class (Table 2-7 Roadway Design Standards):

Mayberry Boulevard is classified as an Urban Residential Collector. The proposed deviations consist of modified cross-section elements including an ultimate divided section with landscaped median, and a Phase 1 half-section with a 29-foot asphalt width. The proposed deviations are depicted on the Typical Road Section Drawings (Sections B-C, Sh. TY2).

State the reason for the requested deviation:

The proposed roadway design deviations are requested based on the new urbanist development program which seeks to create a pedestrian-friendly community. The proposed typical road cross-sections were included in the previously approved Ellicott Town Center PUD.

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

Mayberry Drive is classified as an Urban Residential Collector. The proposed deviations consist of modified cross-section elements including an ultimate divided section with landscaped median, and a Phase 1 half-section with a 29-foot asphalt width. The proposed deviations are depicted on the Typical Road Section Drawings (Sections B-C, Sh. TY2).

The current ECM standard is a 36-foot asphalt width for an Urban Residential Collector. The narrower road widths are consistent with new urbanist land planning as approved in the Ellicott Town Center PUD. Minimum travel lane widths of 12 feet are provided in accordance with current ECM standards.

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:

The requested deviations are justified by the previously approved Ellicott Town Center PUD and LSC Traffic Study, which demonstrates that traffic operations will provide acceptable levels of service.

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 proposed deviations will result in a comparable or superior roadway design, consistent with El Paso County standards and the approved Ellicott Town Center PUD. The previously approved PUD seeks to create a high-quality community enhancing property values in eastern El Paso County. The proposed deviations support the pedestrian-friendly nature of the overall development plan, resulting in a superior design.

The deviation will not adversely affect safety or operations.

The proposed roadway improvements will be constructed to County standards, and the requested deviations will not adversely affect safety or operations. The LSC Traffic Study for this project demonstrates that traffic operations through the proposed couplet will provide and acceptable level of service while creating the desired Town Center entry to the project. The proposed roadway deviations will generally improve pedestrian safety and will not adversely affect traffic operations.

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

Maintenance will not be adversely affected based on the proposed deviations. The proposed road cross sections and site layout will provide ample access and clearance for maintenance, and all pavement designs will be subject to County approval.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance will not be adversely affected based on the proposed deviations. The proposed deviations in typical road cross sections will enhance the streetscape resulting in improved aesthetic appearance.

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

The proposed deviations consist of relatively minor changes to County standard road sections, consistent with the previously approved Ellicott Town Center PUD.

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.

This deviation request has no impact on control measure requirements of the County's MS4 permit.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

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.

┌

┐

└

┘

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.

┌

┐

└

┘

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

--

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. 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.

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 5.8 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

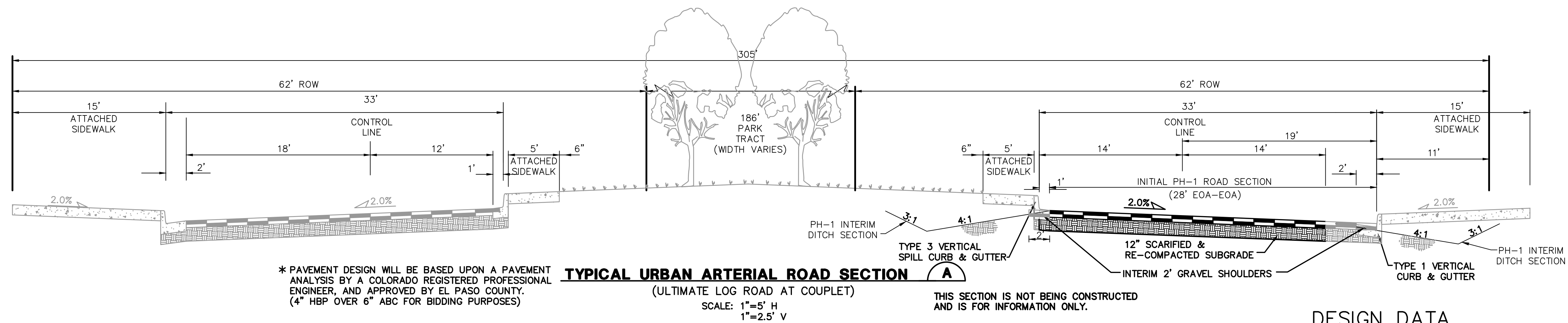
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

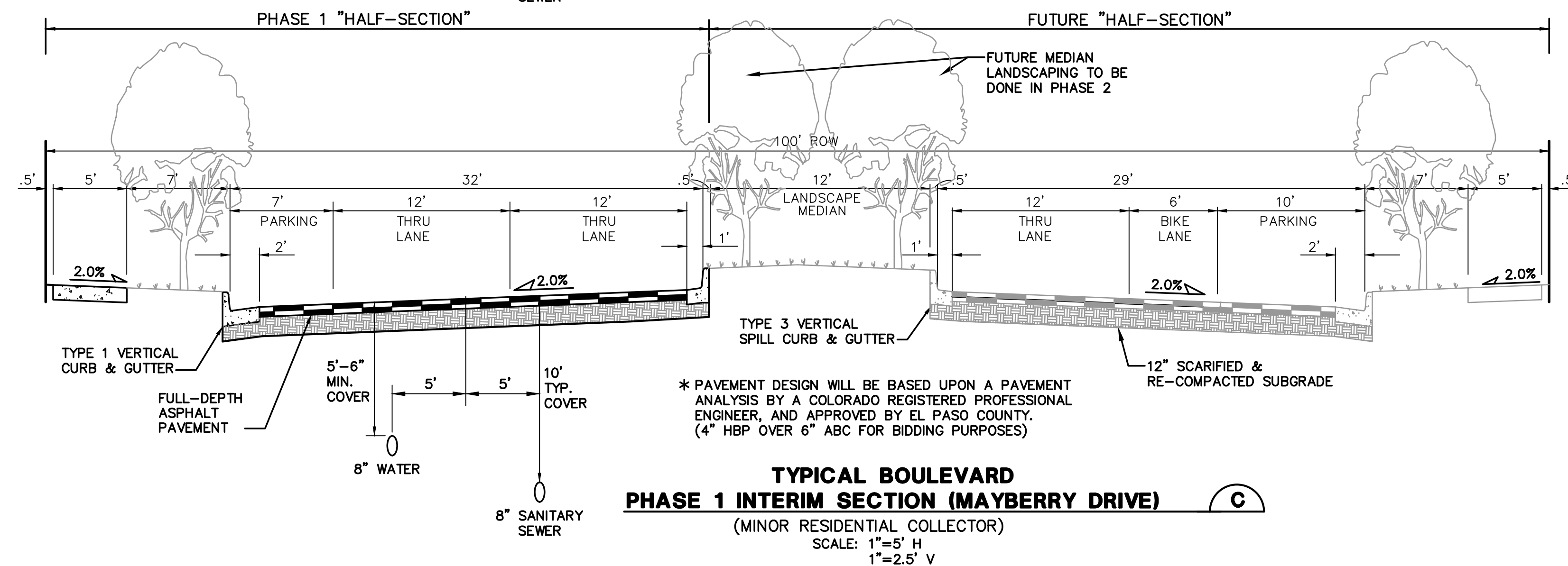
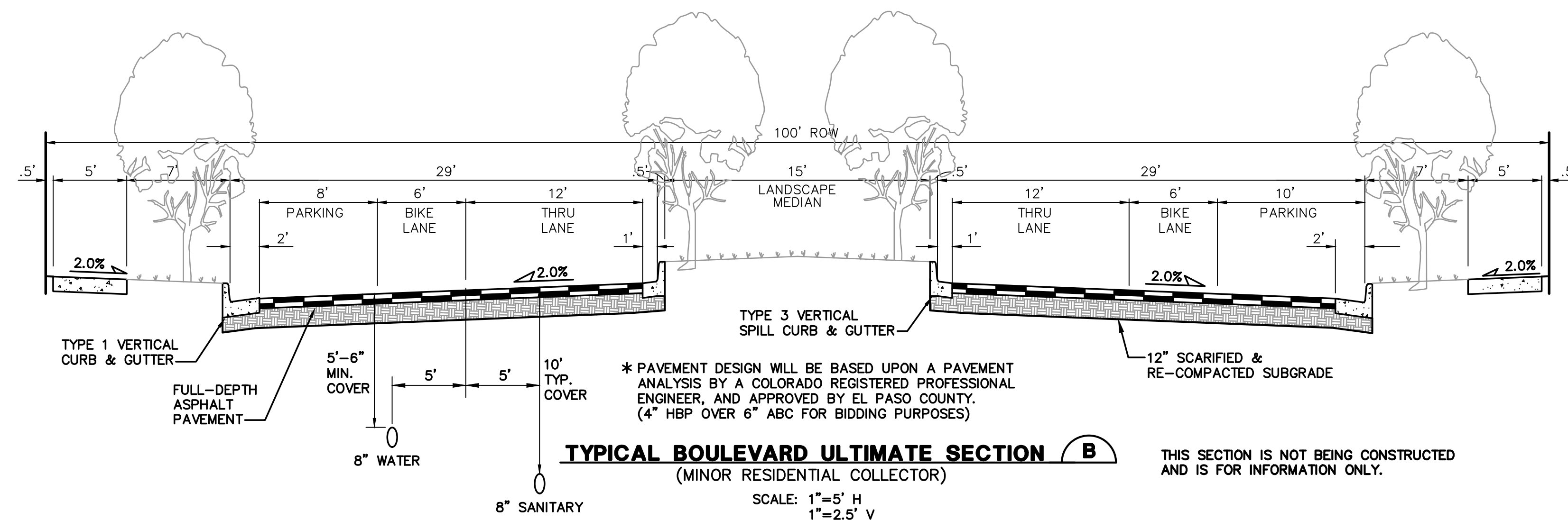
1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.



DESIGN DATA

ROAD CLASSIFICATION:	URBAN MINOR ARTERIAL
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS:	565'
MIN. GRADE:	0.5%
MAX. GRADE:	6.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64

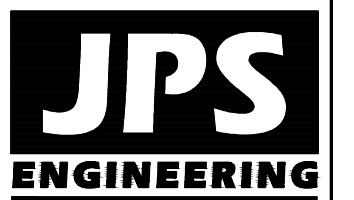


DESIGN DATA

ROAD CLASSIFICATION:	URBAN COLLECTOR
DESIGN SPEED:	40 MPH
POSTED SPEED:	35 MPH
MIN. HORIZONTAL RADIUS:	565'
MIN. GRADE:	1.0%
MAX. GRADE:	8.0%
MIN. K-VALUE (CREST):	44
MIN. K-VALUE (SAG):	64

NOTE: LANE WIDTHS ARE IN ACCORDANCE WITH DEVIATIONS APPROVED AS PART OF PUD

ELLICOTT TOWN CENTER - FILING NO. 1



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

No.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	7/25/06
2	EPC COMMENTS	JPS	1/15/07
3	2018 SUBMITTAL	JPS	8/22/18
4	EPC COMMENTS	JPS	1/15/19
5	EPC COMMENTS	JPS	9/12/19

TYPICAL ROAD SECTIONS

HORZ. SCALE: 1"=5'	DRAWN: RMD
VERT. SCALE: AS SHOWN	DESIGNED: JPS
SURVEYED: 5/5/05	CHECKED: JPS
CREATED: 5/5/05	LAST MODIFIED: 9/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: **TY2**



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

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION – CATTLEMEN RUN DEVIATION REQUEST

Project Name :	Ellicott Town Center Filing No. 1
Schedule No.(s) :	34000-00-259, -260, -349, -350, -356, -362
Legal Description :	Ellicott Town Center Filing No. 1

APPLICANT INFORMATION

Company :	Colorado Springs Mayberry, LLC
Name :	Rick Scott
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	32823 Temecula Parkway Temecula, CA 925922.
Phone Number :	951-296-5070
FAX Number :	951-296-5071
Email Address :	rick@cormanleigh.com

ENGINEER INFORMATION

Company :	JPS Engineering, Inc.	Colorado P.E. Number :	29891
Name :	John P. Schwab, P.E.		
Mailing Address :	19 E. Willamette Avenue Colorado Springs, CO 80903		
Phone Number :	719-477-9429		
FAX Number :	719-471-0766		
Email Address :	john@jpsengr.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.

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 **2.3.2** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

ECM Section 2.3.2 Design Standards by Functional Class (Table 2-7 Roadway Design Standards):

Cattlemen Run is classified as an Urban Local Road. The proposed deviations consist of modified cross-section elements including a “choker” at the intersection of Cattlemen Run and Garden Park Avenue to reduce vehicle speeds. The proposed deviations are depicted on “Intersection Detail B” on the attached Sheet TS1.

State the reason for the requested deviation:

The proposed roadway design deviations are requested based on the new urbanist development program which seeks to create a pedestrian-friendly community. The proposed typical road cross-sections were included in the previously approved Ellicott Town Center PUD.

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

Cattlemen Run is classified as an Urban Local Road. The proposed deviations consist of modified cross-section elements including a “choker” at the intersection of Cattlemen Run and Garden Park Avenue to reduce vehicle speeds. The proposed deviations are depicted on “Intersection Detail B” on the attached Sheet TS1. The choker consists of a narrow segment of roadway at the intersection, with the width reduced to a minimum of 20-feet face-of-curb to face-of-curb.

The current ECM standard is a 30-foot asphalt width for an Urban Local Road. The narrower road width is consistent with new urbanist land planning as approved in the Ellicott Town Center PUD. The proposed “choker” is designed to discourage high speeds through this residential block.

(See previous deviation sheets.)

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:

The requested deviations are justified by the previously approved Ellicott Town Center PUD and LSC Traffic Study, which demonstrates that traffic operations will provide acceptable levels of service.

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 proposed deviations will result in a comparable or superior roadway design, consistent with El Paso County standards and the approved Ellicott Town Center PUD. The previously approved PUD seeks to create a high-quality community enhancing property values in eastern El Paso County. The proposed deviations support the pedestrian-friendly nature of the overall development plan, resulting in a superior design.

The deviation will not adversely affect safety or operations.

The proposed roadway improvements will be constructed to County standards, and the requested deviations will not adversely affect safety or operations. The LSC Traffic Study for this project demonstrates that traffic operations through the proposed couplet will provide and acceptable level of service while creating the desired Town Center entry to the project. The proposed roadway deviations will generally improve pedestrian safety and will not adversely affect traffic operations.

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

Maintenance will not be adversely affected based on the proposed deviations. The proposed road cross sections and site layout will provide ample access and clearance for maintenance, and all pavement designs will be subject to County approval.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance will not be adversely affected based on the proposed deviations. The proposed deviations in typical road cross sections will enhance the streetscape resulting in improved aesthetic appearance.

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

The proposed deviations consist of relatively minor changes to County standard road sections, consistent with the previously approved Ellicott Town Center PUD.

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.

This deviation request has no impact on control measure requirements of the County's MS4 permit.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

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.

r

1

L

J

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.

r

1

L

J

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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. 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.

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 5.8 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

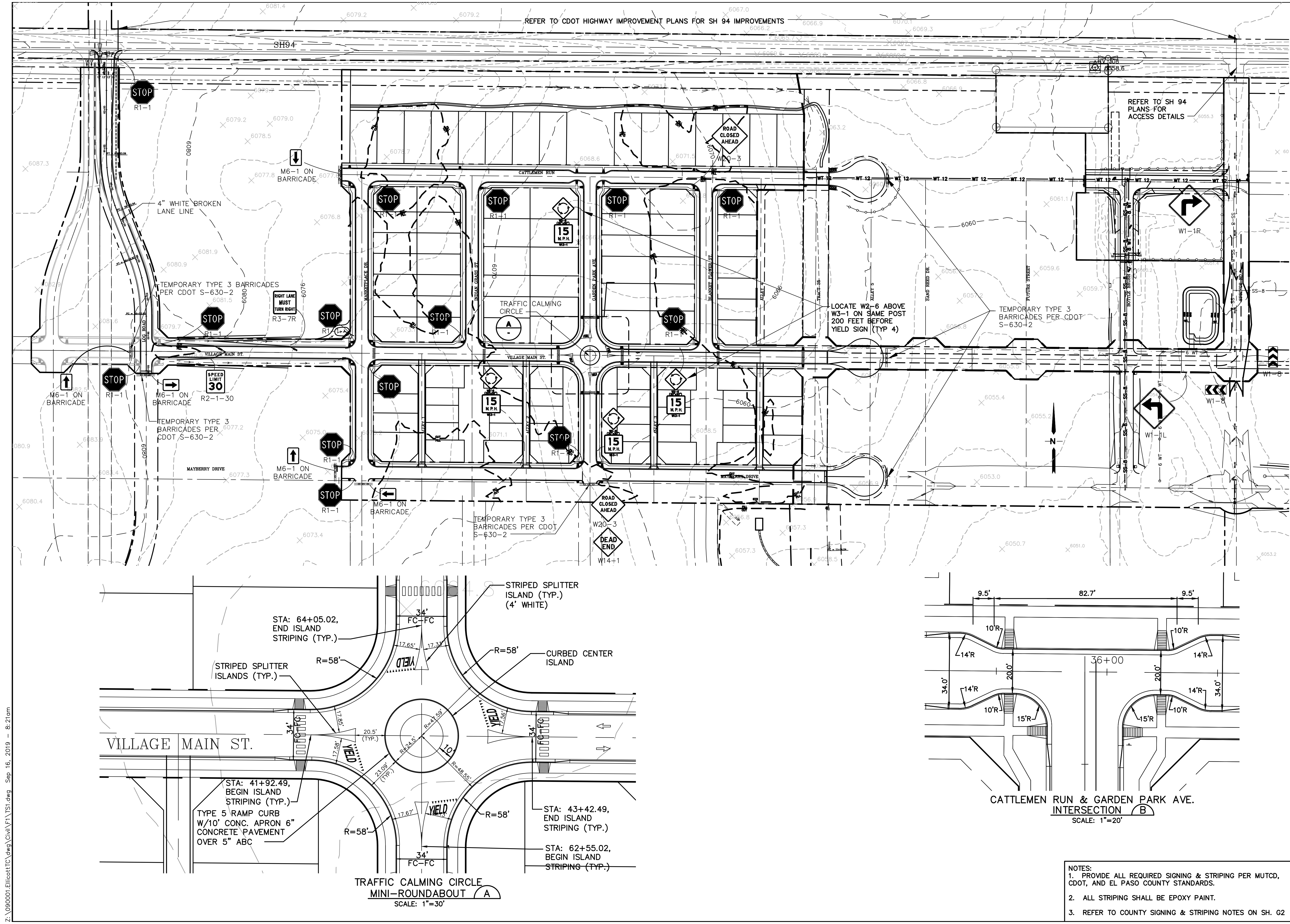
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

1.6. LIMITS OF APPROVAL

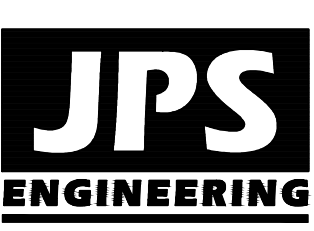
Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.



ELLICOTT TOWN CENTER - FILING NO. 1



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsegr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL 800-922-1987
BEFORE YOU DIG, GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES.

NO.	REVISION	BY	DATE
1	EPC COMMENTS	JPS	7/25/06
2	EPC COMMENTS	JPS	1/15/07
3	2018 SUBMITTAL	JPS	8/22/18
4	EPC COMMENTS	JPS	1/15/19
5	EPC COMMENTS	JPS	9/12/19

SIGNING & STRIPING PLAN

HORZ. SCALE:	NTS	DRAWN:	RMD
VERT. SCALE:	N/A	DESIGNED:	JPS
SURVEYED:	UP&E	CHECKED:	JPS
CREATED:	12/03/00	LAST MODIFIED:	9/12/19
PROJECT NO:	090001	MODIFIED BY:	BJJ

SHEET: TS1

- NOTES:
1. PROVIDE ALL REQUIRED SIGNING & STRIPING PER MUTCD, CDOT, AND EL PASO COUNTY STANDARDS.
 2. ALL STRIPING SHALL BE EPOXY PAINT.
 3. REFER TO COUNTY SIGNING & STRIPING NOTES ON SH. G2



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

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION – WATER QUALITY DEVIATION REQUEST

Project Name :	Ellicott Town Center Filing No. 1
Schedule No.(s) :	34000-00-259, -260, -349, -350, -356, -362
Legal Description :	Ellicott Town Center Filing No. 1

APPLICANT INFORMATION

Company :	Colorado Springs Mayberry, LLC
Name :	Rick Scott
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	32823 Temecula Parkway Temecula, CA 92592
Phone Number :	951-296-5070
FAX Number :	951-296-5071
Email Address :	rick@cormanleigh.com

ENGINEER INFORMATION

Company :	JPS Engineering, Inc.	Colorado P.E. Number :	29891
Name :	John P. Schwab, P.E.		
Mailing Address :	19 E. Willamette Avenue Colorado Springs, CO 80903		
Phone Number :	719-477-9429		
FAX Number :	719-471-0766		
Email Address :	john@jpsengr.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.

Signature of owner (or authorized representative) _____ Date _____

Engineer's Seal, Signature
And Date of Signature

L

J

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

A deviation from the standards of or in Section **3.2.5** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Chapter 3 - Drainage; Appendix I - Stormwater Quality Policy & Procedures

Section 3.2.5.A - Space Planning; Section 3.2.5.E. Stormwater Quantity and Quality

This deviation request accounts for exclusion of limited impervious areas from Water Quality Capture Volume requirements. The limited areas consist of the residential lots between the east edge of Filing No. 1 and Channel C1. In this area, water quality treatment is not practical based on topographic constraints (see attached Sh. D1.11).

However, this area sheet flows to Channel C1, which is a grass-lined drainage channel providing water quality mitigation, and substantial stormwater detention and water quality facilities are being provided to mitigate the overall drainage impacts from the development.

State the reason for the requested deviation:

The areas excluded from water quality treatment are associated with the limited residential lot area between the east edge of Filing No. 1 and Channel C1. In this area, water quality treatment is not practical based on topographic constraints. However, this area sheet flows to Channel C1, which is a grass-lined drainage channel providing water quality mitigation.

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

The recent update to ECM Section 3.2.5.E states that "Up to 20 percent, not to exceed one (1) acre, of an applicable development site may be excluded from Water Quality Capture Volume (WQCV) calculations when it has been determined that it is not practicable to capture runoff from portions of the site that will not drain towards a permanent control measure."

As noted on the attached Sh. D1.1, the areas excluded from water quality capture volume calculations consist of the west sides of Basin C2.1 (Lot 15) and Basin C2.4 (Lots 95-98). These limited areas are less than one acre in size, which is less than 2 percent of the total 70-acre limits of construction.

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:

The limited impervious areas excluded from water quality treatment consist of the residential lots between the east edge of Filing No. 1 and Channel C1. In this area, water quality treatment is not practical based on topographic constraints. However, the excluded areas will sheet flow to Channel C1, which is a grass-lined drainage channel providing water quality mitigation. Also, substantial stormwater detention and water quality facilities are being provided to mitigate the overall drainage impacts from the development.

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 proposed deviation regarding exclusion of limited impervious areas from permanent water quality control measures complies with the allowable maximum site area identified in ECM Section 3.2.5.E.

The deviation will not adversely affect safety or operations.

The proposed drainage improvements will be constructed to County standards, and the requested deviations will not adversely affect safety or operations.

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

The proposed stormwater detention and water quality facilities will be privately owned and maintained, and maintenance will not be adversely affected based on the proposed deviations.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance will not be adversely affected based on the proposed deviations. This allowable deviation in drainage criteria will not have any significant impact on aesthetic appearance.

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

The proposed deviation meets the design intent and purpose of the ECM standards by limiting the excluded area to the maximum allowable area defined in the ECM.

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 recent update to ECM Section 3.2.5.E states that "Up to 20 percent, not to exceed one (1) acre, of an applicable development site may be excluded from Water Quality Capture Volume (WQCV) calculations when it has been determined that it is not practicable to capture runoff from portions of the site that will not drain towards a permanent control measure." The limited impervious areas excluded from water quality control measures are less than one acre in size, which is less than 2 percent of the total 70-acre limits of construction.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

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.

┌

┐

└

┘

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.

┌

┐

└

┘

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

--

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. 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.

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 5.8 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.

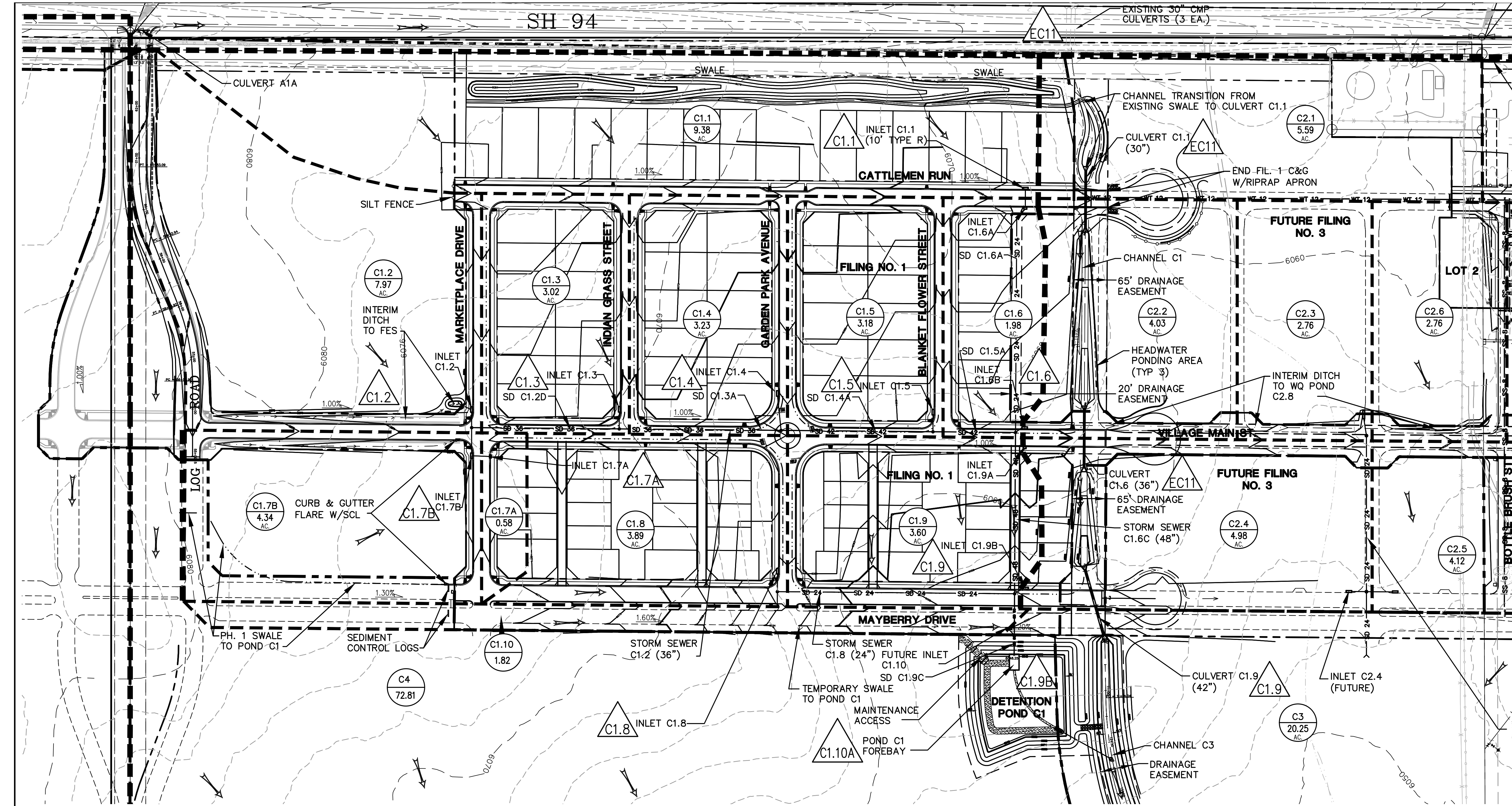
1.6. LIMITS OF APPROVAL

Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

1.7. REVIEW FEES

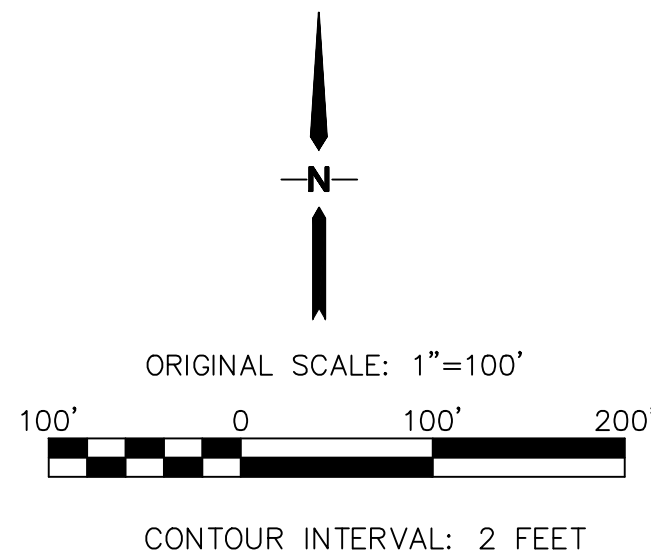
A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.

Highlight the deviation areas and label acreages.



SUMMARY HYDROLOGY TABLE

DESIGN POINT	Q5 (CFS)	Q100 (CFS)
EC11	9.6	64.0
C1.1	5.4	18.0
C1.2	16.9	35.9
C1.3	5.9	14.3
C1.4	6.3	15.3
C1.5	6.2	15.6
C1.6	3.8	9.4
C1.7A	1.1	2.7
C1.7B	8.2	17.3
C1.8	7.5	18.4
C1.9	7.0	17.0
C1.9B	37.8	92.1
C1.10A	39.4	96.1



LEGEND:

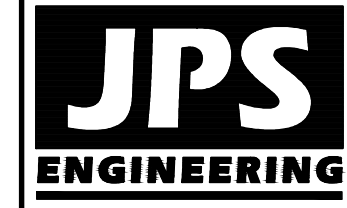
- FILING LIMITS
- DRAINAGE BASIN BOUNDARY
- SUB-BASIN BOUNDARY
- PROPOSED FLOW DIRECTION ARROW
- 6490 --- EXISTING CONTOURS
- 6490 --- PROPOSED CONTOURS
- 1.5% --- PROPOSED STREET PROFILE GRADE
- △ C1.9 --- DESIGN POINT
- OA1 66.8 AC --- DEVELOPED BASIN DESIGNATION
- C1.9 --- BASIN AREA (ACRES)

WATER QUALITY NOTES:

- DEVIATION REQUEST PROCESSED TO ALLOW DEVELOPED FLOW FROM WEST SIDE OF BASIN C2.1 (LOT 15) AND BASIN C2.4 (LOTS 95-98) TO SHEET FLOW INTO CHANNEL C1.
- FUTURE FILING NO. 3 DEVELOPMENT SHALL PROVIDE AREA DRAINS TO COLLECT FLOW FROM THE WEST SIDE OF BASIN C2.2 (LOTS 16-22) AND CONVEY THIS DEVELOPED FLOW TO INLET C1.6B.

ELLICOTT TOWN CENTER - FILING NO. 1

FILING NO. 1
DEVELOPED DRAINAGE PLAN



19 E. Willamette Ave.
Colorado Springs, CO
80903
PH: 719-477-9429
FAX: 719-471-0766
www.jpsengr.com



CALL UTILITY NOTIFICATION
CENTER OF COLORADO
1-800-922-1987
CALL BEFORE YOU DIG
BEFORE YOU DIG GRADE, OR EXCAVATE
FOR THE MARKING OF UNDERGROUND
MEMBER UTILITIES

No.	REVISION	BY	DATE

HORZ. SCALE: 1"=100'	DRAWN: RMD
VERT. SCALE: N/A	DESIGNED: JPS
SURVEYED: UP&E	CHECKED: JPS
CREATED: 12/03/00	LAST MODIFIED: 8/12/19
PROJECT NO: 090001	MODIFIED BY: BJJ

SHEET: D1.11