

Procedures Manual

Subject: DEVIATION REVIEW AND DECISION FORM

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Rescinded: N/A

1.1. PURPOSE

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

1.2. BACKGROUND

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

1.3. APPLICABLE STATUTES AND REGULATIONS

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

1.4. APPLICABILITY

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

- The ECM standard is inapplicable to a particular situation.
- Topography, right-of-way, or other geographical conditions or impediments impose an undue hardship on the applicant, and an equivalent alternative that can accomplish the same design objective is available and does not compromise public safety or accessibility.
- A change to a standard is required to address a specific design or construction problem, and if not modified, the standard will impose an undue hardship on the applicant with little or no material benefit to the public.

1.5. TECHNICAL GUIDANCE

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

1.6. RELATED PROCEDURES

1.6.1. Governing Procedures

P-AR-063-07 Deviation

1.6.2. Other Related Procedures

P-AR-012-07 Administrative Relief

1.7. RESOURCE

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



Development Services Department
 2880 International Circle
 Colorado Springs, Colorado 80910

Phone: 719.520.6300
 Fax: 719.520.6695
 Website www.elpasoco.com

**DEVIATION REVIEW
 AND DECISION FORM**

Procedure # R-FM-051-07
 Issue Date: 12/31/07
 Revision Issued: 00/00/00

DSD FILE NO.:

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General Property Information:

Address of Subject Property (Street Number/Name): N/A
 Tax Schedule ID(s) #: 5226101007
 Legal Description of Property: Tract E, Paint Brush Hills Filing 13A.

Subdivision or Project Name:
 PAINT BRUSH HILLS FILING 13E
 (Intersection Criteria and Tangent Length)

Intersection Spacing Criteria

Section of ECM from Which Deviation is Sought: Section 2.3.2 Design Standards for Functional Classification
 Specific Criteria from Which a Deviation is Sought: Table 2-7 Urban Non-Res. Collector to Local int. spacing

CL Tangent Length for local roadway

Section of ECM from Which Deviation is Sought: Section 2.3.3 Horizontal Alignment
 Specific Criteria from Which a Deviation is Sought: Section 2.3.3.F.3 Broken Back Curves

Proposed Nature and Extent of Deviation: This proposed deviation includes two combined deviation requests: one for intersection spacing and the other for CL tangent length. These deviations are combined in one request due to the nature and history of the original proposed subdivision as previously approved Final Plat (Paint Brush Hills Filing 13). Paint Brush Hills Filing 13E is the fifth and last phase within the County's phasing program for the original Filing 13 Final Plat. This Final Plat was approved by the BOCC back in 2006 with many years of requested extension letters and continued phased Final Plat recordations over the past decade. The proposed Filing 13E subdivision matches the original Final Plat, which at that time did not request any deviations from ECM criteria. The extent of the deviations are as follows: Distance from the existing intersection of Londonderry Dr. and Towner Ave. to the intersection of Londonderry Dr. and the proposed Triborough Trail equals 302 LF where the minimum distance equals 330 LF. Broken back curves within Triborough Trail (Sta. 14+50), Beckham St. (Sta. 7+00 and 15+50) and Keating Dr. (1+50) have CL tangents less than 200 LF. (See attached Exhibit)

Applicant Information:

Applicant: Aeroplaza Fountain LLC, Heidi LLC Email Address: Jmark@Landhuisco.com
 Applicant is: Owner Consultant Contractor
 Mailing Address: 212 N. Wahsatch Ave., Suite 301 Colo. Spgs. State: CO Postal Code: 80903
 Telephone Number: 719-635-3200 Fax Number:

Engineer Information:

Engineer: Marc A. Whorton, P.E. Email Address: Mwhorton@classicconsulting.net
 Company Name: Classic Consulting
 Mailing Address: 619 N. Cascade Ave., Suite 200 Colo. Spgs. State: CO Postal Code: 80903
 Registration Number: 37155 State of Registration: Colorado
 Telephone Number: 719-785-2802 Fax Number: 719-785-0799

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

Intersection Spacing Criteria

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Specific Criteria from Which a Deviation is Sought: Table 2-7 Urban Non-Res. Collector to Local int. spacing

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Reason for the Requested Deviation: History of the previously approved Final Plat configuration and neither deviation appears to have any significant safety concerns.

Comparison of Proposed Deviation to ECM Standard: Per ECM standard Table 2-7: Urban non-res. collector to local intersection spacing minimum equals 330 LF with the proposed intersection spacing equals 302 LF. Per ECM standard 2.3.3.F.3 minimum tangent length between broken back curves on local roads equal 200 LF. Triborough Trail tangent length through Sta. 14+50 equals 64.89 LF, Beckham St. tangent through sta. 7+00 equals 101.68 LF and sta. 15+50 equals 132.69 LF, Keating Dr. through sta. 1+50 equals 76.66 LF.

Applicable Regional or National Standards used as Basis: Other adjacent local jurisdictions (City of Colorado Springs, Town of Monument) allow for 300 LF intersection spacing and minimum tangent length between curves of 25-100 LF.

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION JUSTIFICATION

- 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.

Adjusting the approved Final Plat for both intersection spacing and min. tangent lengths would cause major adjustments in planned utility infrastructure and disturbance of existing roadways for no material benefit to the public.

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

Criteria for Approval:

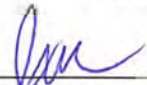
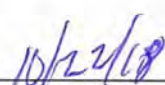
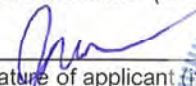
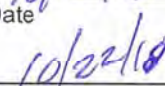

El Paso County Procedures Manual
Procedure # R-FM-051-07
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DSD File No. _____

PLEASE EXPLAIN HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST

The request for a deviation is not based exclusively on financial considerations.	Based on previously approved Final Plat configuration
The deviation will achieve the intended result with a comparable or superior design and quality of improvement.	This deviation will provide for similar design with no significant difference to public access or safety.
The deviation will not adversely affect safety or operations.	With only 28 LF less intersection distance and no significant change in local horizontal roadway access, these deviations will not significantly affect public safety.
The deviation will not adversely affect maintenance and its associated cost.	These proposed design aspects do not seem to impact the County maintenance ability of these roadways
The deviation will not adversely affect aesthetic appearance.	These aspects of the roadway design have no bearing on the aesthetic appearance along these roadways.

Owner, Applicant and Engineer Declaration:

To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations and procedures with respect to preparing and filing this application. I also understand that an incorrect submittal will be cause to have the project removed from the agenda of the Planning Commission, Board of County Commissioners and/or Board of Adjustment or delay review, and that any approval of this application is based on the representations made in the application and may be revoked on any breach of representation or condition(s) of approval.

 _____ Signature of owner (or authorized representative)	 _____ Date
 _____ Signature of applicant (if different from owner)	 _____ Date
 _____ Signature of Engineer	_____ Date
_____ Engineer's Seal	10/22/18

Review and Recommendation:

APPROVED by the ECM Administrator

Date _____
This request has been determined to have met the criteria for approval. A deviation from Section _____ of ECM is hereby granted based on the justification provided. Comments:

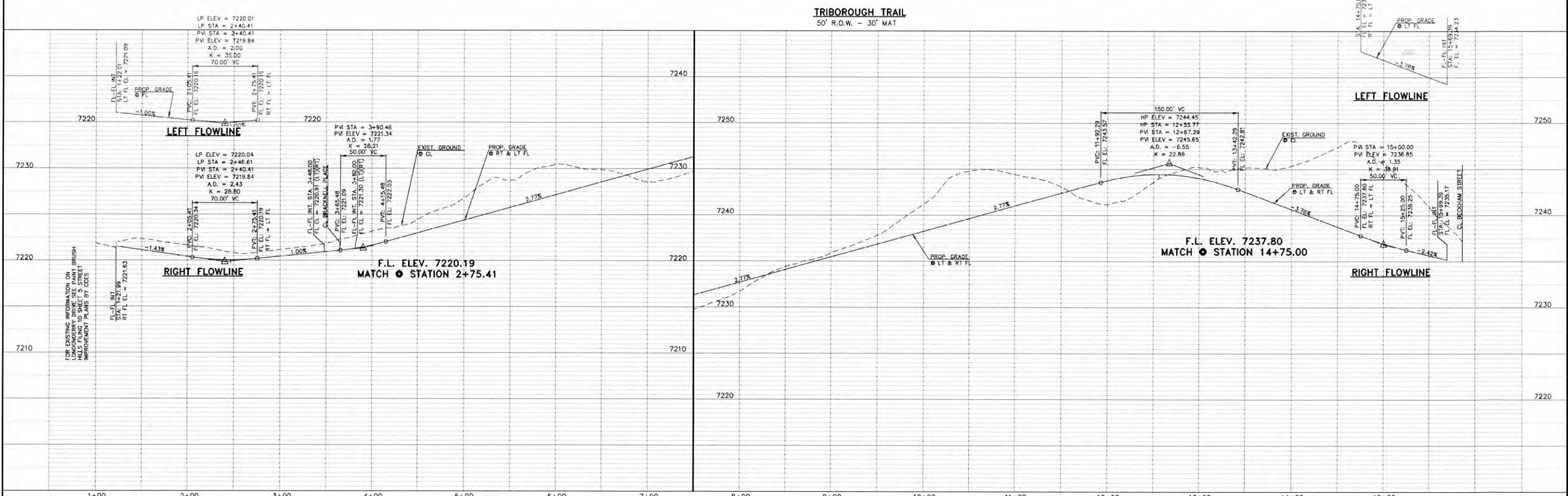
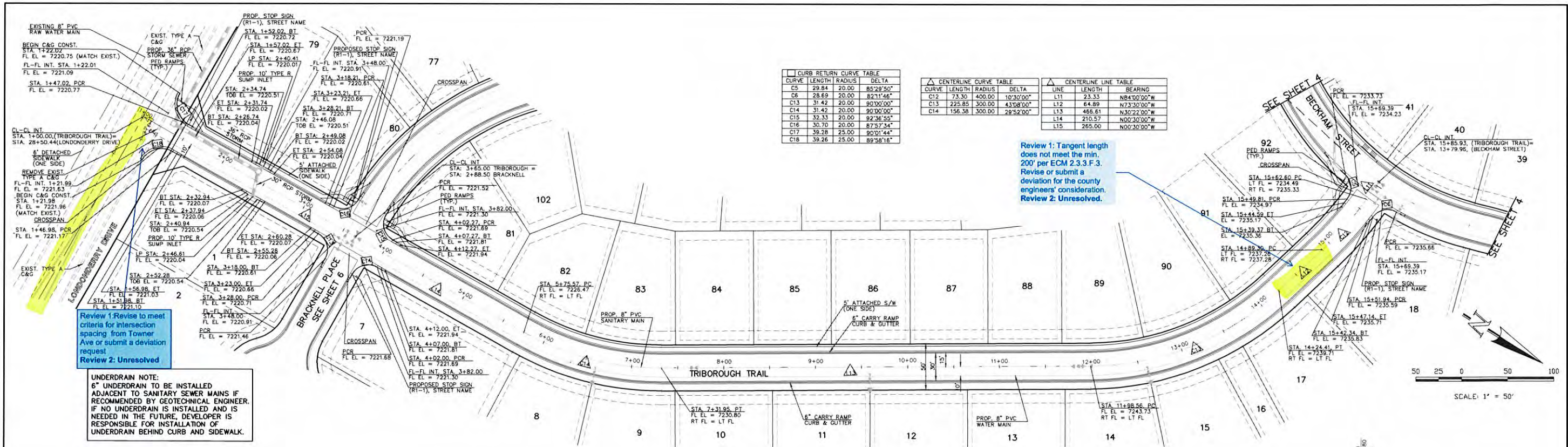
____ Additional comments or information are attached.

DENIED by the ECM Administrator

_____ Date _____

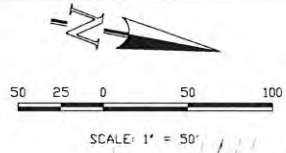
This request has been determined not to have met criteria for approval. A deviation from Section _____ of ECM is hereby denied. Comments:

____ Additional comments or information are attached.



DESIGN DATA: TRIBOROUGH TRAIL SIDEWALKS: WIDTH: 5' LOCATION: <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Detached CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input type="checkbox"/> A <input type="checkbox"/> C R/W WIDTH: 50' MAT WIDTH: 30' STREET TYPE: URBAN LOCAL HVEEM	PAVEMENT: TYPE: HMA <input type="checkbox"/> PCC <input type="checkbox"/> THICKNESS: _____ COMPOSITE SECTION: _____ HMA: _____ BASE: _____ SUBGRADE STABILIZATION: _____ CHEMICAL: <input type="checkbox"/> MECH.: <input type="checkbox"/> TYPE: _____ THICKNESS: _____	48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS 811 UTILITY NOTIFICATION CENTER OF COLORADO IT'S THE LAW THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.	NO. REVISION 1 REVISED PER COUNTY COMMENTS DATE 9-21-18	REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC MARC A. WHORTON, COLORADO P.E. #37155 DATE: _____	PAINT BRUSH HILLS FILING 13E CONSTRUCTION PLANS STREET IMPROVEMENT PLANS TRIBOROUGH TRAIL DESIGNED BY: MAW SCALE: DATE: 7-20-18 DRAWN BY: MAW (H) 1" = 50' SHEET 3 OF 17 CHECKED BY: (V) 1" = 5' JOB NO.: 2053.50

H:\CADD\2018\10\1053\1053_001\1053_001_001.dwg (9/21/2018 10:53:36 AM) PLOT: 1053_001_001.dwg (9/21/2018 10:53:36 AM)

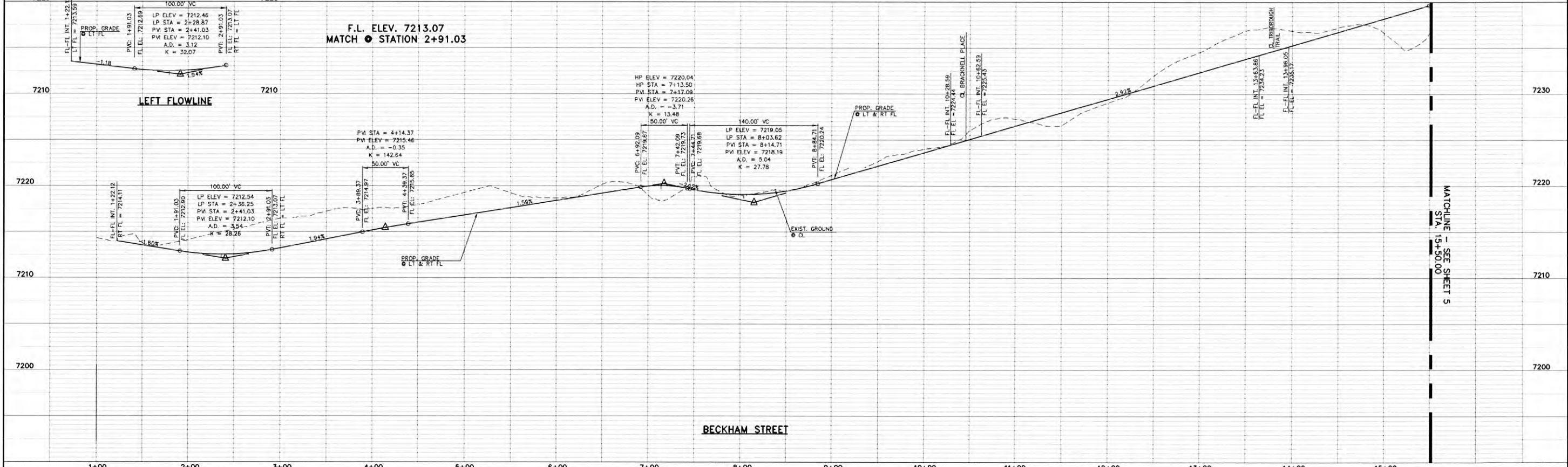
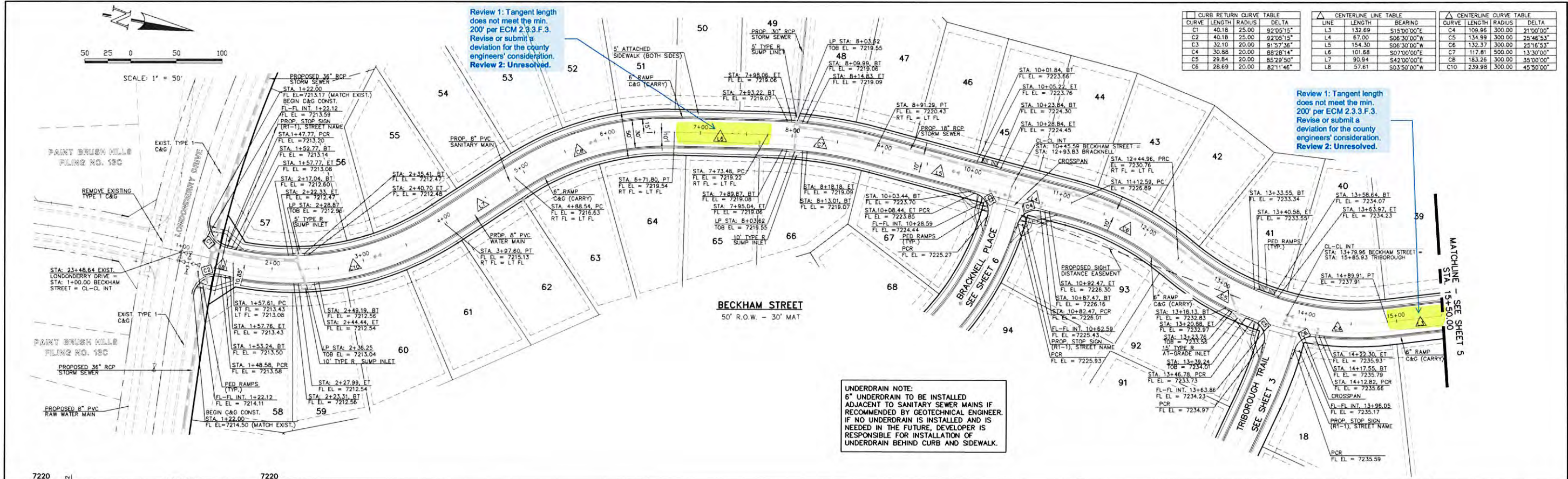


Review 1: Tangent length does not meet the min. 200' per ECM 2.3.3.F.3. Revise or submit a deviation for the county engineers' consideration.
Review 2: Unresolved.

CURB RETURN CURVE TABLE				CENTERLINE LINE TABLE				CENTERLINE CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA	LINE	LENGTH	BEARING	CURVE	LENGTH	RADIUS	DELTA	
C1	40.18	25.00	92°05'15"	L3	132.69	S15°00'00"E	C4	109.96	300.00	21°00'00"	
C2	40.18	25.00	92°05'15"	L4	67.00	S06°30'00"W	C5	134.99	300.00	25°46'53"	
C3	32.10	20.00	91°57'36"	L5	154.30	S06°30'00"W	C6	132.37	300.00	25°16'53"	
C4	36.86	20.00	88°28'14"	L6	101.68	S07°00'00"E	C7	117.81	500.00	13°30'00"	
C5	29.84	20.00	85°29'52"	L7	90.64	S42°00'00"E	C8	183.26	300.00	35°00'00"	
C6	26.69	20.00	82°11'46"	L8	57.61	S03°50'00"W	C9	239.98	300.00	45°00'00"	

Review 1: Tangent length does not meet the min. 200' per ECM 2.3.3.F.3. Revise or submit a deviation for the county engineers' consideration.
Review 2: Unresolved.

UNDERDRAIN NOTE:
6" UNDERDRAIN TO BE INSTALLED ADJACENT TO SANITARY SEWER MAINS IF RECOMMENDED BY GEOTECHNICAL ENGINEER. IF NO UNDERDRAIN IS INSTALLED AND IS NEEDED IN THE FUTURE, DEVELOPER IS RESPONSIBLE FOR INSTALLATION OF UNDERDRAIN BEHIND CURB AND SIDEWALK.



DESIGN DATA: BECKHAM STREET
SIDEWALKS: WOTH: 5' LOCATION: Attached Detached
CURB TYPE: 1 5 3 A C
R/W WIDTH: 50' MAT WIDTH: 30'
STREET TYPE: URBAN LOCAL HYVEEM

PAVEMENT: TYPE: HMA PCC
THICKNESS:
COMPOSITE SECTION:
HMA
BASE
SUBGRADE STABILIZATION:
CHEMICAL: MECH:
TYPE:
THICKNESS:

48 HOURS BEFORE YOU DIG, CALL UTILITY LOCATORS **811**
UTILITY NOTIFICATION CENTER OF COLORADO (T'S THE LAW)
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE CAUSED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NO. REVISION DATE
1 REVISED PER COUNTY COMMENTS 9-21-18
REVIEW: PREPARED UNDER MY DIRECT SUPERVISION FOR AND ON BEHALF OF CLASSIC CONSULTING ENGINEERS AND SURVEYORS, LLC
MARC A. WHORTON, COLORADO P.E. #17155 DATE



PAINT BRUSH HILLS FILING 13E
CONSTRUCTION PLANS
STREET IMPROVEMENT PLANS
BECKHAM STREET
DESIGNED BY: MAW SCALE: DATE: 7-20-18
DRAWN BY: MAW (H) 1" = 50' SHEET 4 OF 17
CHECKED BY: (V) 1" = 5' JOB NO. 2053.50

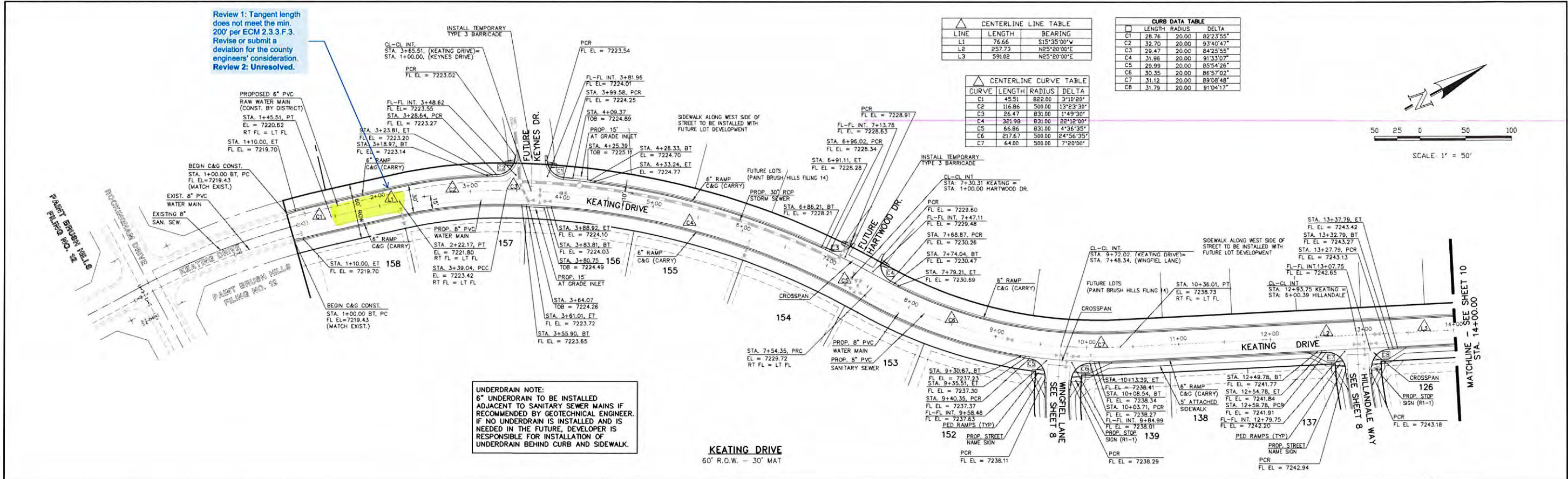
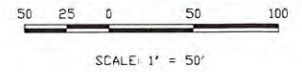
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Review 1: Tangent length does not meet the min. 200' per ECM 2.3.3.F.3. Revise or submit a deviation for the county engineers' consideration.
Review 2: Unresolved.

LINE	LENGTH	BEARING
L1	76.66	S15°35'00"W
L2	257.73	N25°20'00"E
L3	591.02	N25°20'00"E

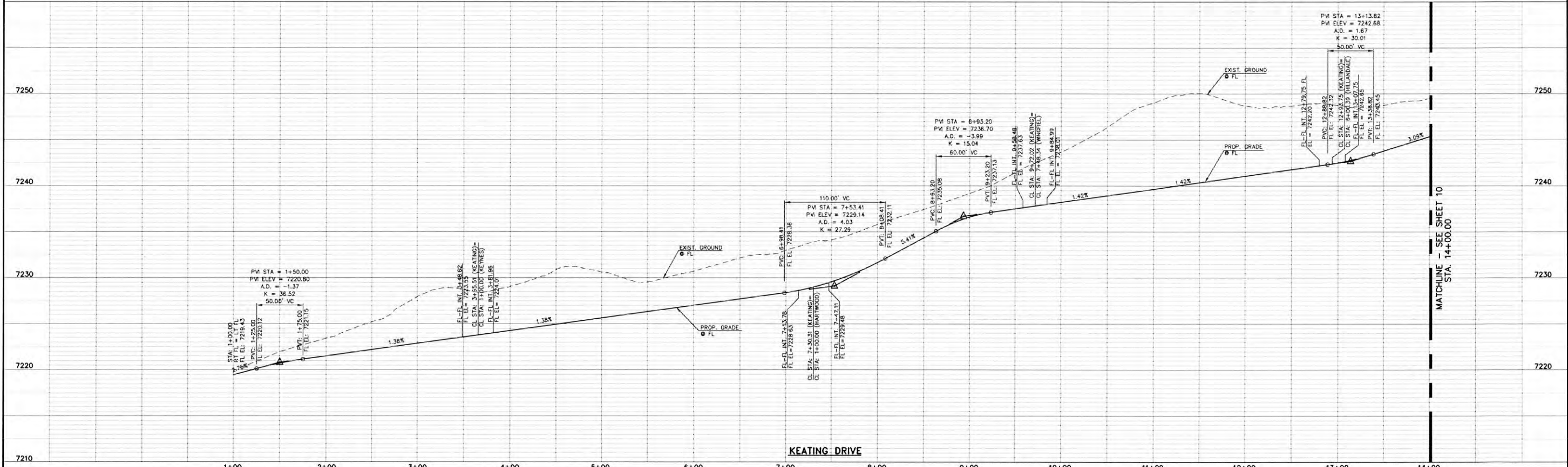
LENGTH	RADIUS	DELTA
C1	28.76	20.00
C2	32.70	20.00
C3	29.47	20.00
C4	31.96	20.00
C5	29.99	20.00
C6	30.35	20.00
C7	31.12	20.00
C8	31.79	20.00

CURVE	LENGTH	RADIUS	DELTA
C1	45.51	822.00	3°10'20"
C2	116.86	500.00	13°23'30"
C3	26.47	831.00	1°49'20"
C4	381.98	831.00	28°12'00"
C5	66.86	831.00	4°36'35"
C6	217.67	500.00	24°56'35"
C7	64.00	500.00	7°20'00"



UNDERDRAIN NOTE:
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KEATING DRIVE
60' R.O.W. - 30' MAT



DESIGN DATA: KEATING DRIVE	
SIDEWALKS: WOTH: 5'	LOCATION: <input type="checkbox"/> Attached <input type="checkbox"/> Detached
CURB TYPE: <input type="checkbox"/> 1 <input type="checkbox"/> 5 <input type="checkbox"/> 3 <input type="checkbox"/> A <input type="checkbox"/> C	R/W WIDTH: 60' MAT WIDTH: 30'
STREET TYPE: URBAN LOCAL	HVEM: _____

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PAINT BRUSH HILLS FILING 13E CONSTRUCTION PLANS			
STREET IMPROVEMENT PLANS KEATING DRIVE			
DESIGNED BY	MAW	SCALE	DATE 7-20-18
DRAWN BY	MAW	(H) 1" = 50'	SHEET 9 OF 17
CHECKED BY	(V) 1" = 5'	JOB NO.	2053.50

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