

2.2.4.B.4

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

A deviation from the standards of or in Section **2.2.4.B.5 for Roadway Cross Sections** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

An ECM criterion for an 80' ROW width typical section includes 48' of pavement (lip-lip) typical, typical curb and gutter, and 8' tree lawns with 5' detached sidewalks.

Please indicate the road classification (urban non-residential collector) for this section.

Please revise this text to indicate an 8' area with 5'.....

State the reason for the requested deviation:

The reason for the requested deviation of an alternate road section is that Paonia Street to the north and south of the development exists as a 60' ROW with 36' (lip-lip) pavement area. The proposed design is to maintain a consistent section through the Solace development and the entire Paonia corridor while still providing the requested 80' ROW.

80' ROW of an Urban Non-Residential Collector.

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

The proposed alternative is for Paonia Street to have an 80' ROW but the same road section as the "Typical Urban Residential Collector Cross Section" listed in Chapter 2, section 2.2.4.B.5 of the ECM.

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 ECM standard is inapplicable to the particular situation due to the fact that existing Paonia Street to the north and south of the development have 60' ROW with road section "Typical Urban Residential Collector Cross Section" listed in Chapter 2, section 2.2.4.B.5 of the ECM.

Indicate what the ADT is on this section of roadway. Is the short term/long term ADT along this section of road within the urban residential collector design ADT listed in the ECM? Please include in your justification.

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.

This deviation will produce a development that interconnects with existing Paonia Street's typical corridor to the north and south. The standard section would unnecessarily interrupt the continuity along Paonia Street.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations.

Please indicate why the deviation will not affect safety or operations.

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

Maintenance of the roadways will not be impacted.

The maintenance will be impacted as there is less asphalt to maintain.

Please provide more information in your response. Just stating that there is no impact is not sufficient.

The deviation will not adversely affect aesthetic appearance.

The deviation has no bearing on the aesthetic appearance other than to improve resemblance to surrounding conditions.

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

Yes, the deviation meets the design intent and purpose of the ECM standards. There will not be an appreciable increase in the amount of traffic on Paonia Street to necessitate the cross section for this segment of Paonia Street.

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.

Yes, the deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit.

Please provide additional information. I suggest mentioning that water quality facilities are provided to capture runoff from the road and/or that the road will have less pavement therefore less impervious etc.

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.

Γ 7

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.

Γ 7

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

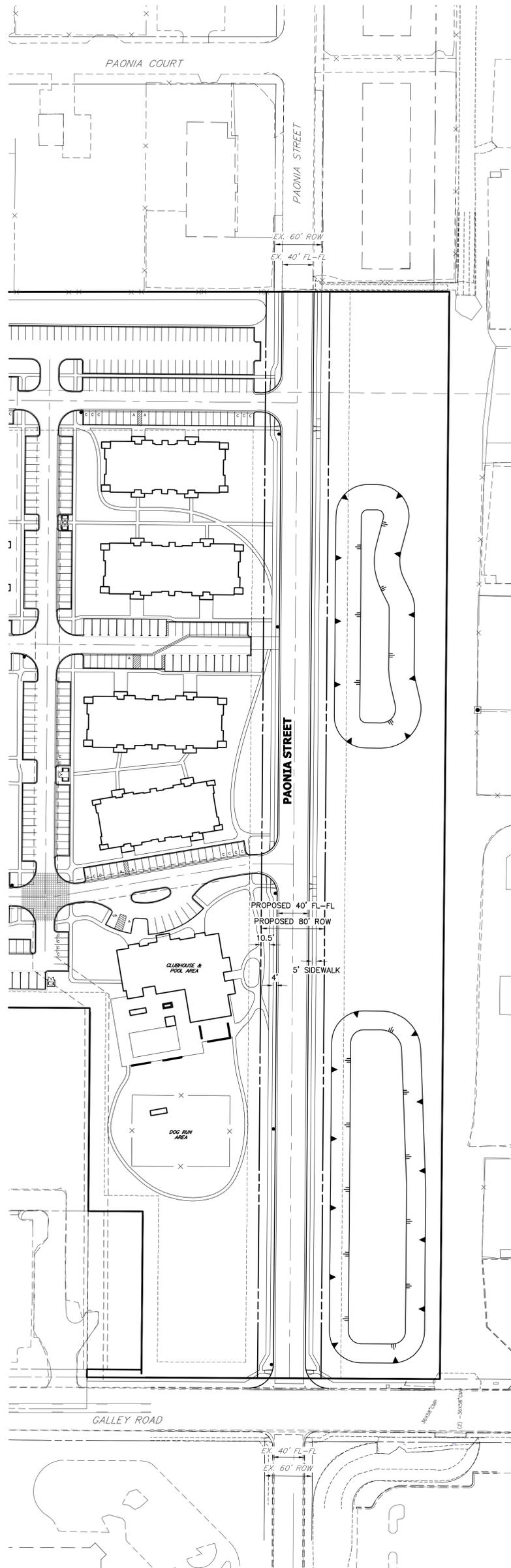
Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

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.

SOLACE APARTMENTS

PAONIA STREET

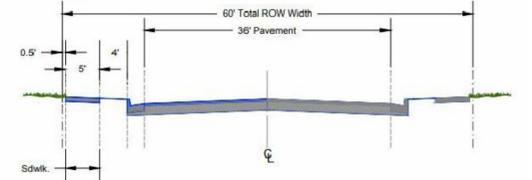


Revise sidewalk location to be 0.5 ft. from the ROW as shown on both collector road sections below.



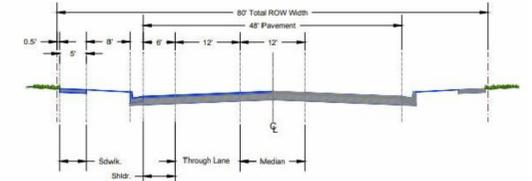
PROPOSED
PAONIA STREET
TYPICAL SECTION
N.T.S.

Figure 2-15. Typical Urban Residential Collector Cross Section



STANDARD
URBAN RESIDENTIAL COLLECTOR
CROSS SECTION
N.T.S.

Figure 2-14. Typical Urban Nonresidential Collector Cross Section



STANDARD
URBAN NONRESIDENTIAL COLLECTOR
CROSS SECTION
N.T.S.



DEVIATION EXHIBIT
SOLACE APARTMENTS
JOB NO. 25174.00
1/22/20
SHEET 1 OF 1

J-R ENGINEERING
A Westrian Company

Centennial 303-740-9393 • Colorado Springs 719-593-2593
Fort Collins 970-491-9888 • www.jrengineering.com

Deviation Request_V1.pdf Markup Summary

Callout (9)



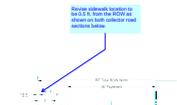
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Please indicate the road classification (urban non-residential collector) for this section.



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Indicate what the ADT is on this section of roadway. Is the short term/long term ADT along this section of road within the urban residential collector design ADT listed in the ECM? Please include in your justification.



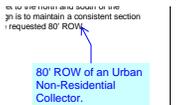
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Revise sidewalk location to be 0.5 ft. from the ROW as shown on both collector road sections below.



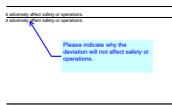
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2.2.4.B.4



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80' ROW of an Urban Non-Residential Collector.



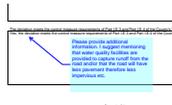
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Please indicate why the deviation will not affect safety or operations.



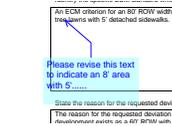
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The maintenance will be impacted as there is less asphalt to maintain.
 Please provide more information in your response. Just stating that there is no impact is not sufficient.



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Please provide additional information. I suggest mentioning that water quality facilities are provided to capture runoff from the road and/or that the road will have less pavement therefore less impervious etc.



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Please revise this text to indicate an 8' area with 5'.....

Highlight (1)

Identify the spot

An ECM criteria tree lawns with

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Author: Daniel Torres
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tree lawns

Text Box (1)

SP201

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SP201