



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

Project Name : Solace Apartments
 Schedule No.(s) : 5407200052
 Legal Description : THAT PORTION OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE 6TH P.M., EL PASO COUNTY, COLORADO, DESCRIBED IN BOOK 5046 AT PAGE 748; AND POWERS AND GALLEY PLAZA FILING NO. 1 AS RECORDED IN PLAT BOOK 1-4 AT PAGE 30 OF THE RECORDS OF SAID COUNTY.

APPLICANT INFORMATION

Company : Jackson Dearborn Partners
 Name : Dane Olmstead
 Owner Consultant Contractor
 Mailing Address : 414 S. Wells Street, Suite 400
 Chicago, IL 60607

 Phone Number : 734-216-2577
 FAX Number : NA
 Email Address : dolmstead@jacksondearborn.com

ENGINEER INFORMATION

Company : JR Engineering
 Name : MIKE BRAMLETT Colorado P.E. Number : 32314
 Mailing Address : 5475 TECH CENTER DRIVE SUITE 235, COLORADO SPRINGS, COLORADO 80919

 Phone Number : 719-593-2593
 FAX Number : N/A
 Email Address : MBRAMLETT@JRENGINEERING.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.

Dane Olmstead 7-16-2020
 Signature of owner (or authorized representative) Date

Engineer's Seal, Signature
And Date of Signature



Mike Bramlett 7/14/20

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

A deviation from the standards of or in Section **2.3.7.E for Turn Lane Design** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Required deceleration length ECM criteria for a 155' deceleration lane length from Table 2-26 for a 40 MPH design speed.

State the reason for the requested deviation:

The ability to provide the required northbound left turn lane length for the left turn lane required at the southernmost site access to Paonia Street is limited by the planned construction of a required southbound left turn lane approaching Galley Road. The intersection spacing does not provide sufficient distance to provide the full required length. The deviation for the proposed design will provide adequate storage capacity for northbound traffic turning left into the Solace Apartments site while protecting the required southbound left turn lane at Galley Road.

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 the northbound left turn lane at the south Paonia Street site access to have a 75' storage length, 105' lane length and 160' approach taper for a total lane length of 340'. The ECM standards (Section 2.3.7.E) require a 155' lane length, in addition to the storage and taper lengths, which would translate to a required 390' total lane length. Thus, the proposed alternative is 50' shorter than the standard.

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:

A change to the standard is required to address the access spacing condition anticipated along Paonia Street while preserving a full standard length southbound left turn lane approaching Galley Road. The requested deviation would detract from available deceleration distance for northbound left turns entering the site, but would still provide approximately 105 feet of deceleration length. In addition, the presence farther north of a second site access equipped with a standard length left turn lane provides an alternative for entering left turning traffic.

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is **not based exclusively on financial considerations**. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with **all of the following criteria**:

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

The deviation will provide a comparable design and quality to a full standard turn lane because deceleration length will only be limited by 50 feet. Furthermore, left turn lane capacity into the site will be sufficient to accommodate projected turning traffic volumes, combined with the presence of a second access north of this location.

The deviation will not adversely affect safety or operations.

The deviation is not expected to adversely affect safety or operations. The northbound left turn lane would provide a refuge for turning traffic, and would continue to perform this role acceptably with a reduced deceleration length. Vehicle storage length would remain adequate for traffic operations.

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

Maintenance of the roadway will not be adversely impacted. The pavement section of the proposed Paonia Street will remain unchanged.

The deviation will not adversely affect aesthetic appearance.

The deviation has no bearing on the aesthetic appearance.

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 by providing the proposed northbound left turn lane with adequate storage, taper and a majority of the deceleration length requirement. The deviation would preserve the required lane length for southbound Paonia Street approaching Galley Rd.

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. No additional runoff will be generated as the Paonia Street pavement section shall remain unchanged regardless of striping configuration.

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 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.

Γ 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

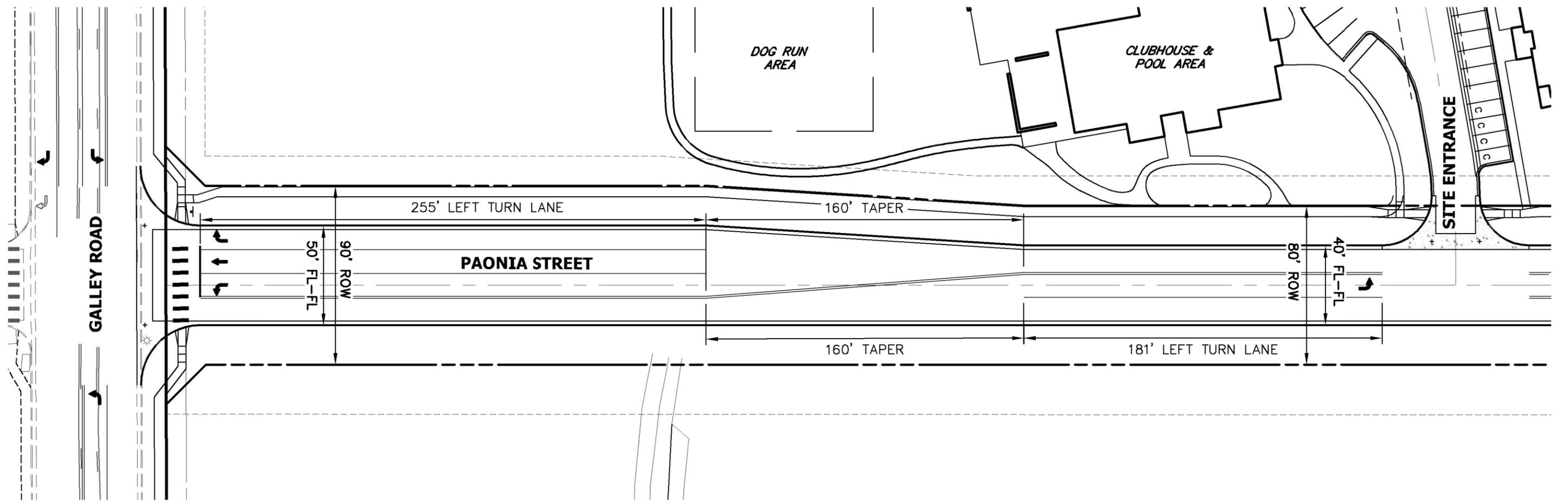
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

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.



LEFT TURN LANE (PROPOSED)

SCALE: 1"=50'



ORIGINAL SCALE: 1" = 50'



LEFT TURN LANE DEVIATION
 SOLACE APARTMENTS
 JOB NO. 25174.00
 7/16/20
 SHEET 1 OF 1



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