



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

PPR-22-009

PROJECT INFORMATION

Project Name : Webster Elementary School Expansion
 Schedule No.(s) : 55193-13-001
 Legal Description : Tract A of Wilson's Widefield Addition No. 6

APPLICANT INFORMATION

Company : Widefield School District #3
 Name : Dave Gish
 Owner Consultant Contractor
 Mailing Address : 1820 Main Street
 Colorado Springs, CO 80911
 Phone Number : 719-391-3531
 FAX Number : N/A
 Email Address : gishd@wsd3.org

ENGINEER INFORMATION

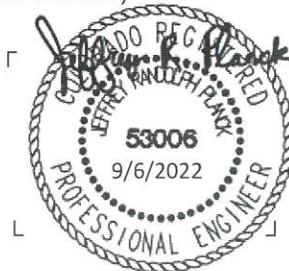
Company : Kimley-Horn and Associates, Inc.
 Name : Jeffrey R. Planck Colorado P.E. Number : 53006
 Mailing Address : 2 North Nevada Avenue, Suite 300
 Colorado Springs, CO 80903
 Phone Number : 720-943-9962
 FAX Number : N/A
 Email Address : Jeff.planck@kimley-horn.com

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] _____ Date 09/07/2022

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

Identify the specific ECM standard which a deviation is requested:

The requested deviation is from the 330 minor collector intersection spacing criteria (ECM Standard **2.2.5.D**: Collector Access Standards).

State the reason for the requested deviation:

The deviation is requested to relocate the entrance only access along Syracuse Street to extend the length of internal circulation patterns for student pick-up/drop-off operations as well as increase the parking area for the school expansion.

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

The entrance only access along Syracuse Street to align with Fay Drive will be located approximately 215 feet north of James Madison Charter Academy Access. According to El Paso County ECM section 2.2.5.D, spacing along an urban residential collector roadway shall be spaced 330 feet to a local roadway. However, the character of Syracuse Street in this segment aligns more to a local street and not a collector street as it has driveways and houses fronting along Syracuse Street surrounding this location. Based on El Paso County ECM section 2.2.5.E (Rural and Urban Local Roadways), roads shall not intersect urban local roadways closer than 175 feet; therefore, with the character of a local street, this access intersection meets criteria for access spacing along an urban local roadway.

The south access along Syracuse Street (aligning with Fay Drive) is expected to meet standards for capacity operations, vehicle queues, sight distances, topography grades, and is an entrance only access not expected impact safety.

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 character of Syracuse Street in this segment aligns more to a local street and not a collector street as it has driveways and houses fronting along Syracuse Street surrounding this location. Based on El Paso County ECM section 2.2.5.E (Rural and Urban Local Roadways), roads shall not intersect urban local roadways closer than 175 feet; therefore, with the character of a local street, this access intersection meets criteria for access spacing along an urban local roadway.

The south access along Syracuse Street (aligning with Fay Drive) is expected to meet standards for capacity operations, vehicle queues, sight distances, topography grades, and is an entrance only access not expected impact safety.

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 character of Syracuse Street in this segment aligns more to a local street and not a collector street as it has driveways and houses fronting along Syracuse Street surrounding this location. Based on El Paso County ECM section 2.2.5.E (Rural and Urban Local Roadways), roads shall not intersect urban local roadways closer than 175 feet; therefore, with the character of a local street, this access intersection meets criteria for access spacing along an urban local roadway.

The south access along Syracuse Street (aligning with Fay Drive) is expected to meet standards for capacity operations, vehicle queues, sight distances, topography grades, and is an entrance only access not expected impact safety.

The deviation will not adversely affect safety or operations.

Based on the evaluation of vehicle crashes in the area, the proposed entrance only access intersection is not expected to impact safety in the area. Further, all movements at the intersection of Syracuse Street and Fay Drive/Project Access are expected to operate acceptably with level of service B or better.

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

The relocated access intersection should have the same maintenance costs as the current access location.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect aesthetic appearances as the access intersection will meet El Paso County Standards. Roadway and entry feature landscaping will be provided to enhance the streetscape of the impacted roadway section.

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

The deviation meets the design intent and purpose of an urban local roadway. Based on the technicality of an urban minor collector roadway, the south access along Syracuse Street (aligning with Fay Drive) is expected to meet standards for capacity operations, vehicle queues, sight distances, topography grades, and is an entrance only access not expected impact safety.

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.

Water quality impacts by the proposed alternative has been analyzed in the preliminary drainage report analysis.

Access and associated design conform with the overall storm water management plan and, also, meets the applicable 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 2.2.5.D of the ECM is hereby granted based on the justification provided.

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APPROVED
Engineering Department

01/18/2023 5:00:49 PM

dsdnijkamp

**EPC Planning & Community
Development Department**

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Denied by the ECM Administrator

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

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ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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.

LEGEND

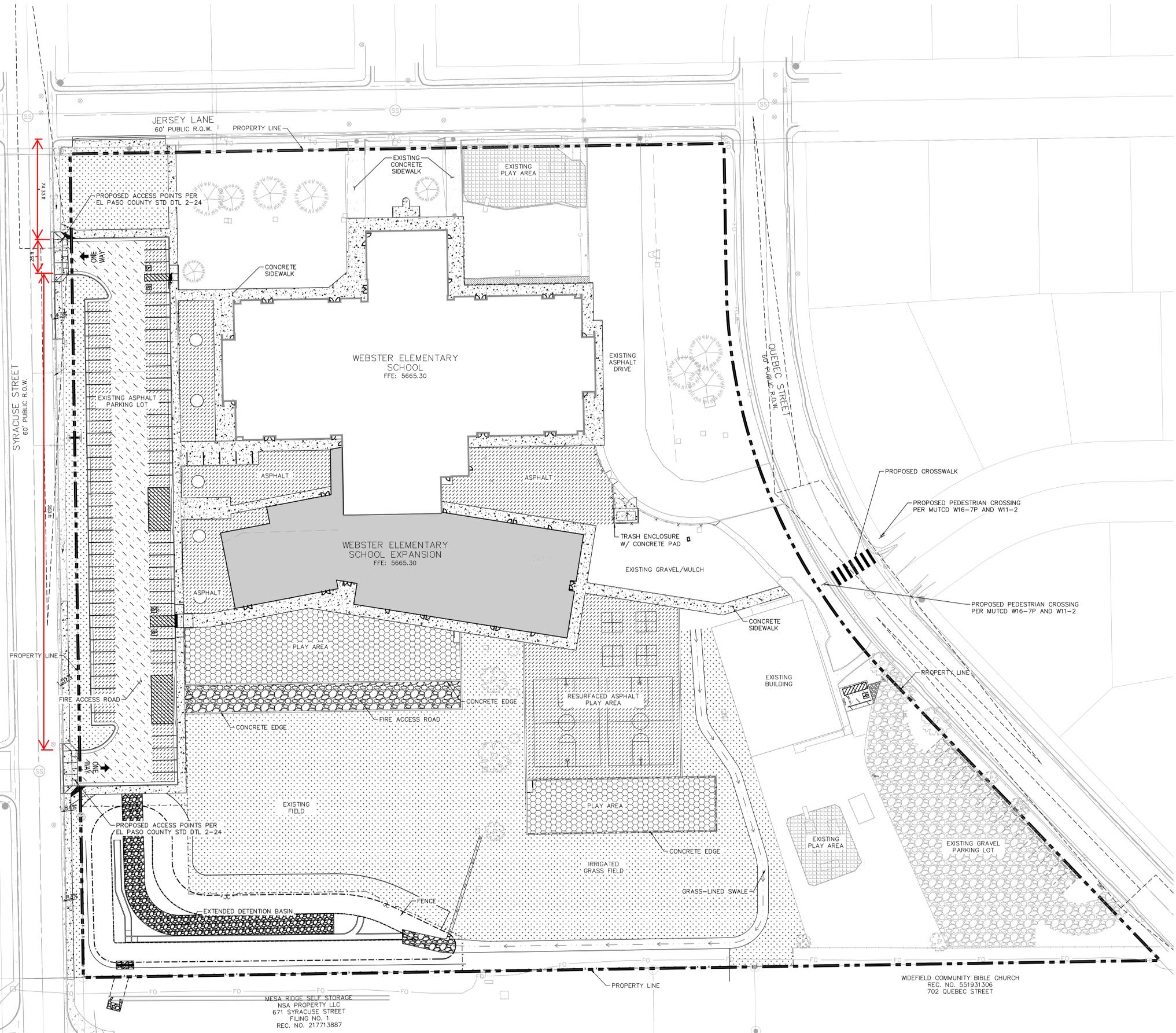
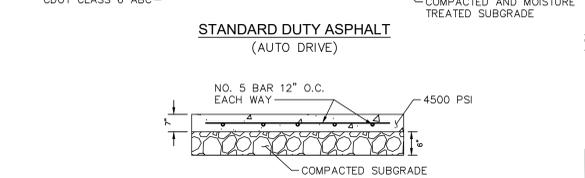
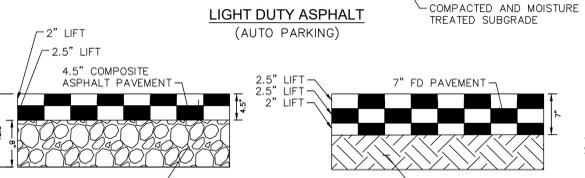
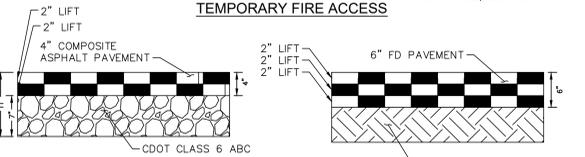
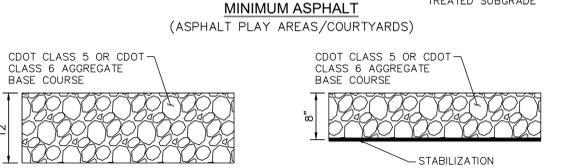
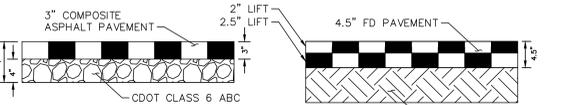
- PROPERTY LINE
- PARCEL LINE
- - - BUILDING SETBACK
- - - LANDSCAPE SETBACK
- [Pattern] PROPOSED LANDSCAPING
- [Pattern] PROPOSED ASPHALT DRIVE LANES
- [Pattern] PROPOSED ASPHALT PARKING AREA & NON-VEHICULAR AREA
- [Pattern] EXISTING CONCRETE SIDEWALK
- [Pattern] PROPOSED CONCRETE SIDEWALK
- [Pattern] PROPOSED WOOD FIBER SAFETY SURFACING
- [Pattern] PROPOSED GRAVEL ROAD
- [Pattern] EXISTING GRAVEL PARKING AREA
- [Pattern] EXISTING GRAVEL/MULCH PLAY AREA

GENERAL NOTES

1. ALL PUBLIC IMPROVEMENTS IN THE COUNTY'S R.O.W. SHALL MEET EL PASO COUNTY ENGINEERING AND ADA STANDARDS.
2. ALL SIGNS AND ROADWAY MARKINGS SHALL BE IN ACCORDANCE WITH THE CURRENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
3. TWO COATS WHITE TRAFFIC PAINT (4" MIN. WIDTH) REQUIRED FOR PAVEMENT STRIPING.
4. REFERENCE THE GEOTECHNICAL REPORT, BY GROUND ENGINEERING, FOR PAVEMENT SECTIONS AND INFORMATION.
5. ASPHALT MIX DESIGN TO BE SPECIFIED BY GEOTECH ENGINEER.
6. FULL DEPTH ASPHALT IS NOT ALLOWED WITHIN EL PASO COUNTY R.O.W.

MINIMUM PAVEMENT SECTIONS

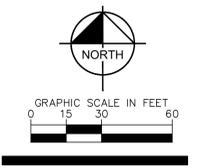
LOCATION	FLEXIBLE PAVEMENT (INCHES ASPHALT)	COMPOSITE SECTION (IN. ASPHALT/IN. AGGREGATE BASE)	RIGID SECTION (IN. CONCRETE/IN. AGGREGATE BASE)
ASPHALT PLAY AREA	4.5	3/4	-
GENERAL PARKING AREAS	6	4/7	6/6
DRIVE LANES	7	4.5/8	6.5/6



Construction Documents

Drawn: JAR
Checked: EJG
Issued: 6 APRIL, 2022
Revised:
CCD-036 SEPTEMBER 19, 2022

Area Key Plan



PAVING PLAN

C2.0