

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 : Skyline at Lorson Ranch
Schedule No.(s) : 5500000440, 5500000274, 5500000275, 5513300005, 5513310105
Legal Description : See Attached

APPLICANT INFORMATION

Company : Matrix Design Group
Name : Jason Alwine
☐ Owner ☒ Consultant ☐ Contractor
Mailing Address : 2435 Research Parkway, Suite 300, Colorado Springs, CO 80920

Phone Number : (719) 575-0100
FAX Number :
Email Address : jason.alwine@matrixdesigngroup.com

ENGINEER INFORMATION

Company : Core Engineering Group
Name : Richard Schindler, P.E. Colorado P.E. Number : 33997
Mailing Address : 15004 1st Avenue S.
Burnsville, MN 55306

Phone Number : (719) 570-1100
FAX Number :
Email Address : Rich@ceg1.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 2.5.2.(C2) of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Pedestrian ramps at 4-way intersections.

State the reason for the requested deviation:

Allow only two pedestrian ramps to be constructed at the T-intersection of Garganey Lane and Sora Street; allow only six pedestrian ramps to be constructed at Sora Street and Lamprey Drive; and allow only three pedestrian ramps to be constructed at the T-intersection of Sora Street and Lamprey Drive.

This last one is not
a deviation

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

Three of the intersections are in proximity of another intersection with all ramps installed as required. Installation of all corner ramps at these three intersections is not feasible as the grading cannot meet ADA requirements along the ADA curb returns. However, the intersections are providing multiple access points and does not limit pedestrian movements.



remove the check
on this box

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 three intersections are in close proximity of other intersections with all the required ramps constructed. Installation of all corner ramps at these three intersections is not feasible as the grading cannot meet ADA requirements along the ADA curb returns. However, the intersections are providing different access points and does not limit pedestrian movements.

The standard does not impose any particular hardship on the applicant. However, it will be more beneficial to pedestrian continuity and public safety due to grading concerns and inability to meet ADA requirements.



You may want to clarify ADA requirements. When a crossing is not at a stop or yield condition the grades can exceed 2%.

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.

Elimination of ramps at each of the intersections will not impede pedestrian movements and will result in safer pedestrian crossing due to inability to meet ADA slope requirements.



Address how much further pedestrians
will need to travel to get to the next
crossing in the direction they need.

The deviation will not adversely affect safety or operations.

Pedestrian crossings will be safer and will not impact pedestrian movements.



address how

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

Maintaining fewer pedestrian ramps will be less expensive.

The deviation will not adversely affect aesthetic appearance.

Fewer pedestrian ramps will not visually affect the intersection's appearance nor prevent adequate, safe pedestrian movements.

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

The deviation will meet the design intent and purpose of the ECM as elimination of ramps at each of the intersections will not impede pedestrian movements and will result in safer pedestrian crossing due to inability to meet ADA slope requirements.

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 requirements will be met regardless of pedestrian ramp elimination.

Approved by the ECM Administrator

Г

7

L

└

┐

7

L

└

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

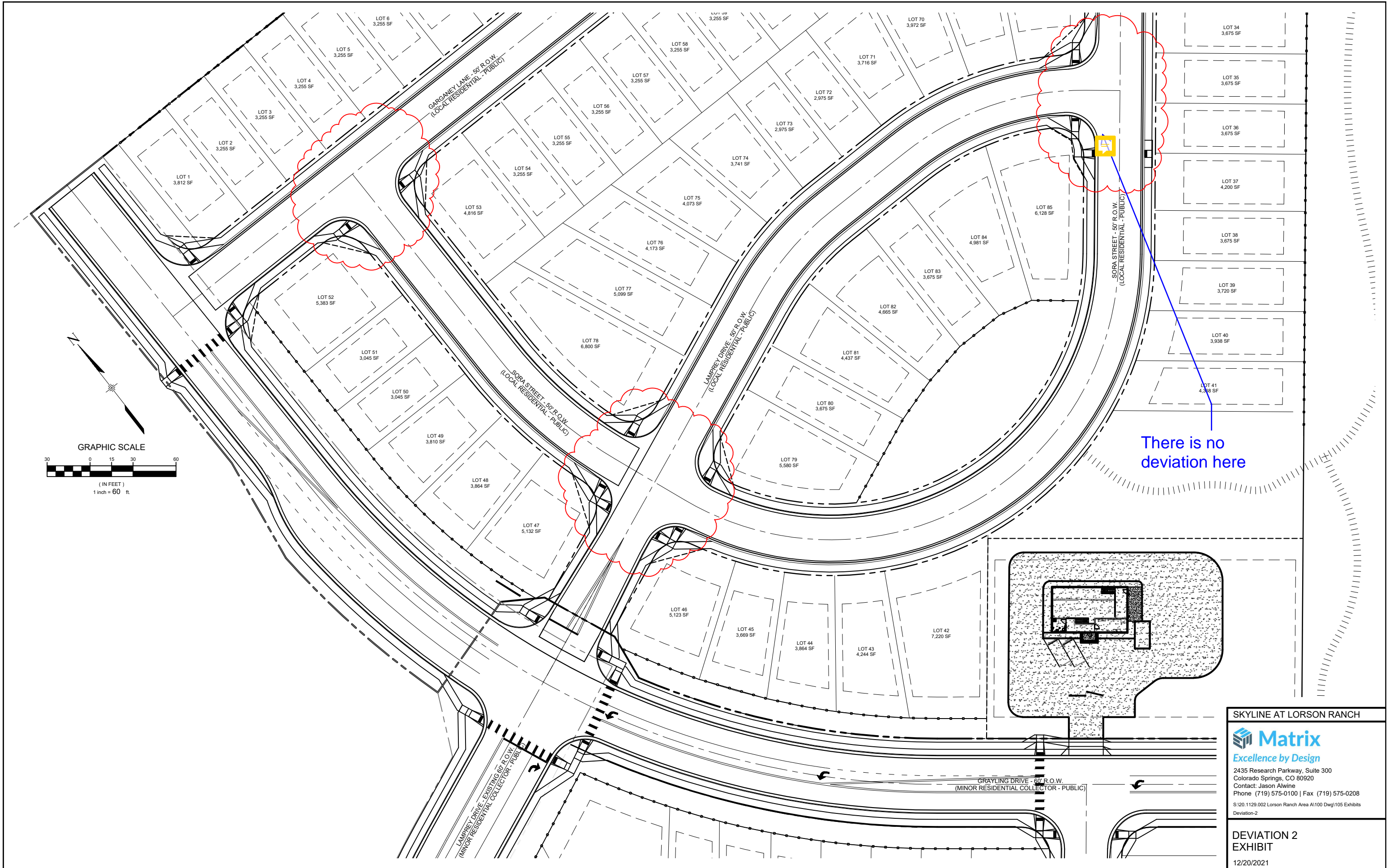
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

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.



There is no deviation here

SKYLINE AT LORSON RANCH

Matrix
Excellence by Design
2435 Research Parkway, Suite 300
Colorado Springs, CO 80920
Contact: Jason Alwine
Phone (719) 575-0100 | Fax (719) 575-0208

S:\20.1129.002 Lorson Ranch Area A\100 Dwg\105 Exhibits
Deviation-2

DEVIATION 2
EXHIBIT

12/20/2021