



Planning and Community
Development Department
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : Security Fire Station No. 4
Schedule No.(s) : 5528200005
Legal Description : A portion of Section 28, T15S, R65W of the 6th PM, El Paso County, Colorado

APPLICANT INFORMATION

Company : Security Fire Department
Name : David Girardin, Fire Chief
 Owner Consultant Contractor
Mailing Address : 400 Security Blvd, Colorado Springs, CO 80911

Phone Number : 719-392-3271
FAX Number : 719-390-6776
Email Address : dgirardin@securityfiredept.org

ENGINEER INFORMATION

Company : M.V.E., Inc.
Name : David R. Gorman Colorado P.E. Number : 31672
Mailing Address : 1903 Lelaray St, Ste 200, Colorado Springs, CO 80909

Phone Number : 719-635-5736
FAX Number :
Email Address : daveg@mvecivil.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

4-9-2021

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 **2.4.1.B** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

ECM Section 2.4.1.B – Roadway Access Design – Access Design Criteria – Access Spacing

“Access Spacing. Accesses shall be separated by a distance equal to the entering sight distance values in Table 2-35.”

ECM Section 2.4.1.D.2 - Roadway Access Design – Access Design Criteria – Access Site Distances – Entering Site Distance
Table 2-35

State the reason for the requested deviation:

Separate “Fire Truck Only” vehicular access is required/desired for the overhead doorway fire truck entry to the fire station from Wayfarer Drive. This separate Fire Truck Entry is to be set apart from the employee parking, general public parking, and walk-up access to the fire station. The fire truck only access will consist of driveway parking leading directly into the overhead doors of the fire station and will not feature vehicular parking spaces. The driveway will be marked “Emergency Equipment Only”.

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

The standard indicates that a second access into the lot is not permitted within the available lot frontage distance. The request is for two vehicular access points to the fire station property located approximately 107 feet apart where 390 feet is required for 30 mph posted adjacent roadway speed. The request is to allow a Fire Truck Only Entrance leading to the overhead doorway fire truck access into the fire station, together with a separate vehicular access leading to the parking lot for employee and general public parking and walk-up access to the station. The second access also leads to the vehicular maneuvering and recreational area at the rear of the fire station. The proposed arrangement prevents interference to emergency vehicles exiting and entering the fire station while allowing adequate access, parking and vehicle maneuvering at the side of the fire station.

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 separate "fire truck only" access from Wayfarer Drive is not for general use but will be utilized by fire emergency equipment entering and exiting the fire station through the large overhead doors on the front of the fire station. The access will be marked "Emergency Equipment Only". The other separate site access is for the parking lot area on the side of the fire station connecting to the parking lot for employees and general public. Walk-up access will also be from this side parking lot area. The separate emergency equipment access is expected to be utilized on a limited basis, approximately 10 to 20 times per week, depending on the number of emergency calls received. The proposed arrangement will reduce interference between vehicles using the side parking lot and the emergency equipment exiting and entering the fire station. The proposal also minimizes the width of the driveway required at any one access point.

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 two accesses serve two differing purposes and are intended to suit the specialized needs of first responders at the new fire station. The Fire Truck Only access will be used infrequently by emergency vehicles only so as to have no significant affect on roadway traffic conditions. Forcing the Fire Truck access and parking lot access into a single access point will increase the incidence of potential conflicts between passenger vehicles and emergency vehicles. The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations.

Each access will have proper 90 degree alignment to Wayfarer Drive.
 There is sufficient room on each adjacent parcel that access separation distances may be maintained for future development.
 There are no conditions that prevent adequate lines of sight in each direction from each access point.
 The two accesses for the fire station will provide a safer condition than one access.

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

The deviation will not affect maintenance or maintenance costs of the public facilities as the accesses are to be privately maintained.

The deviation will not adversely affect aesthetic appearance.

There are no aspects of the proposed design that will adversely affect aesthetic appearance.

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

The deviation will provide safe access to the fire station while minimizing potential emergency vehicle conflicts with other vehicles. Each constructed access will meet driveway access 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.

The deviation request does not pertain to and does not affect control measure requirements of the County's MS-4 Permit. The project site will be in conformance with the control measure requirements as provided by the onsite control measures.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section 2.4.1.B of the ECM is hereby granted based on the justification provided.

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APPROVED
Engineering Department

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**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

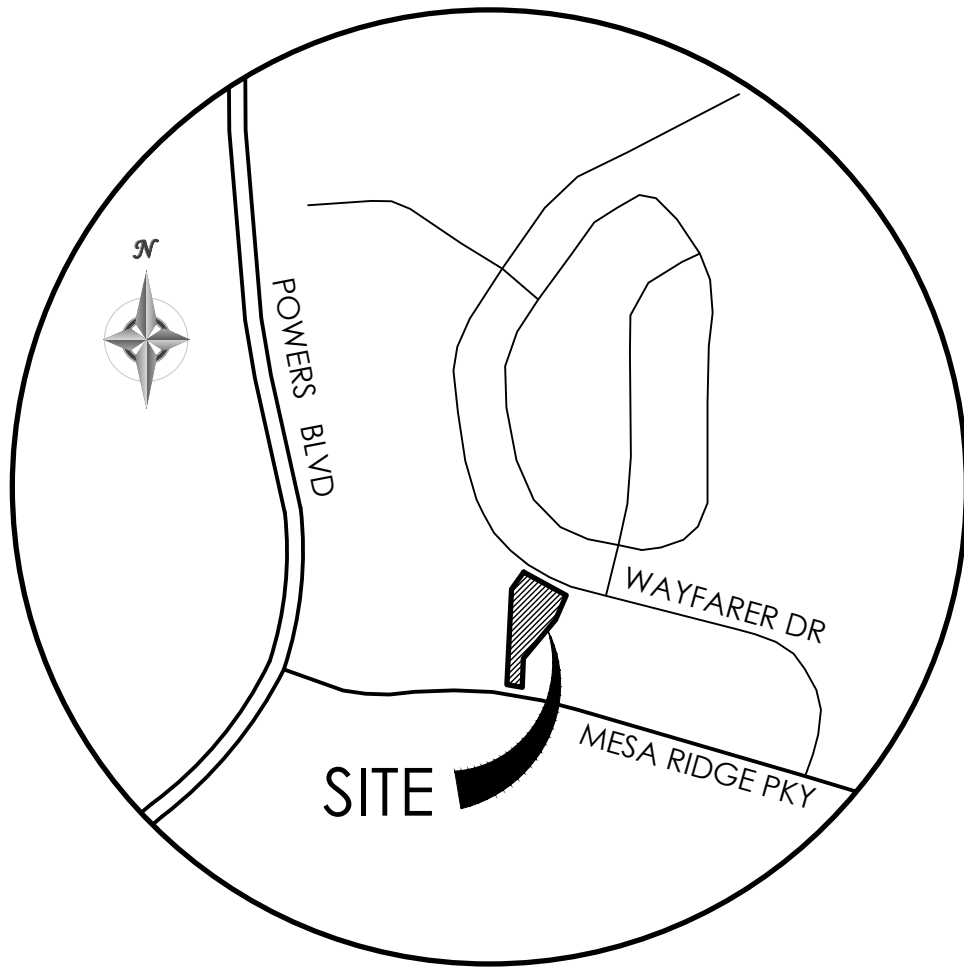
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

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

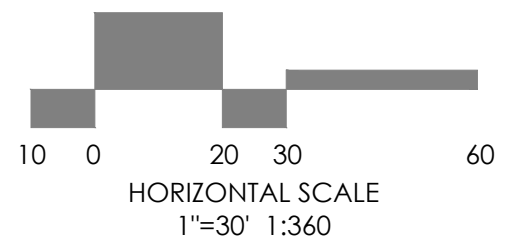
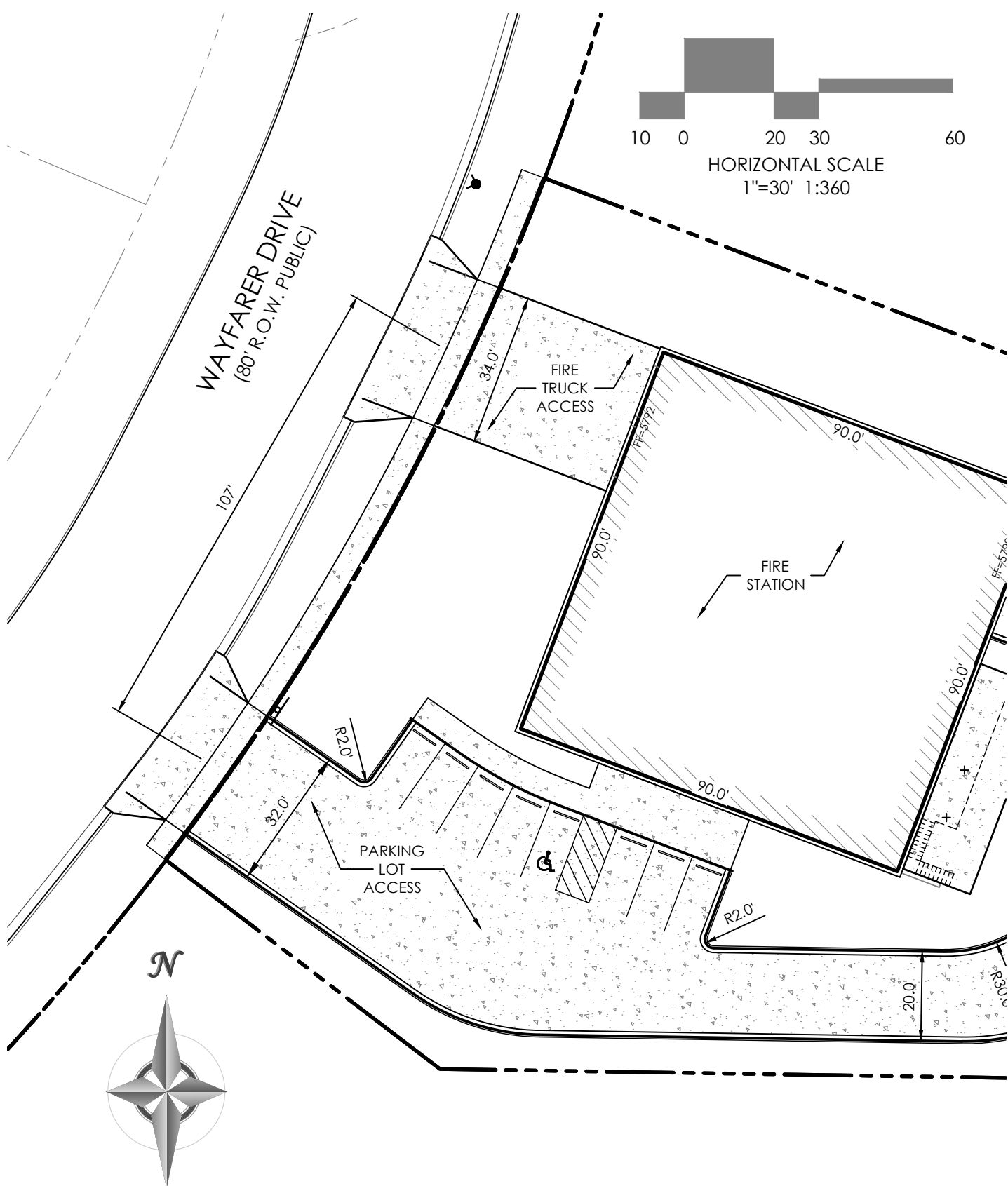
A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.



VICINITY MAP

NOT TO SCALE

MONUMENT VALLEY ENGINEERS INC. ENGINEERS * SURVEYORS 1903 LELARAY STREET COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736	XREFS		PROJECT:	
			TITLE:	
	PROJ. NO.	DATE:	DRAWING NO.	SHEET
				1 OF 1



MONUMENT VALLEY ENGINEERS INC.



ENGINEERS * SURVEYORS
 1903 LELARAY STREET
 COLORADO SPRINGS, COLORADO 80909
 PHONE (719) 635-5736

XREFS	PROJECT: SECURITY FIRE STATION NO. 4			
	TITLE:			
	PROJ. NO. 61134	DATE:	DRAWING NO.	SHEET 1 OF 1