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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

Access Deviation

PROJECT INFORMATION

Project Name : Red Rock Acres

Schedule No.(s) : 7109000024 and 7109014003

Legal Description : TRACT IN NE4SW4 LY E OF CO SCHOOL BUS RD KNOWN AS RED ROCK RANCH DR, SMALL TRI
PIECE IN SE4SE4NW4 LY E OF CO RD SEC 9-11-67
TR KNOWN AS ARAPAHOE WELL FORESTVIEW ACRES WATER DIST

APPLICANT INFORMATION

Company : Monument Valley Engineers, Inc

Name : David Gorman

Owner Consultant Contractor

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FAX Number :

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ENGINEER INFORMATION

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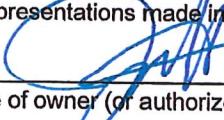
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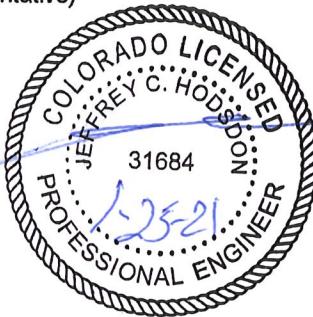
OWNER, APPLICANT, AND ENGINEER DECLARATION

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)

Engineer's Seal, Signature
And Date of Signature


Date



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

A deviation from the standards of or in Sections **2.2.5.D** and **2.3.2 (Table 2-5)** of the Engineering Criteria Manual (ECM) is requested. The request is for a full-movement, shared, private residential driveway access to Red Rock Ranch Drive approximately 535 feet north of Sierra Vista Road to serve three proposed lots within Red Rock Acres. The access driveway would be shared by deeded access easement. The driveways would be configured such that residents would not need to back out onto Red Rock Ranch Drive, rather a turn-around would be provided on each lot so exiting vehicles could depart and turn onto Red Rock Ranch Drive driving forward. Please refer to the attached Figures 1 and 2 (taken from the TIS report) and the attached driveway exhibit prepared by MVE.

Identify the specific ECM standard which a deviation is requested:

2.2.5.D Roadway Access Criteria – Collector Access Standards:

Single-family residence access to major collector roadways is not permitted.

2.3.2 Design Standards by Functional Classification

Table 2-5: Roadway Design Standards for Rural Collectors and Locals

Criteria for a Rural Major Collector Roadway: No access permitted

Standard 2.3.2 does not permit driveway access on a Rural Major Collector roadway. This standard is reflected in ECM Table 2-5 (Roadway Design Standards for Rural Collectors and Locals).

State the reason for the requested deviation:

Due to the topography of the site, a deviation is needed to provide access for three proposed lots to Red Rock Ranch Drive.

(See attached exhibit).

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

The standard indicates that no access is permitted. The request would be for a shared private driveway/full-movement access point on the roadway. The driveways would be configured such that residents would not need to back out onto Red Rock Ranch Drive, rather a turn-around would be provided on each lot so exiting vehicles could depart and turn onto Red Rock Ranch Drive driving forward.

Criteria for driveways in ECM Section 2.4.1 access criteria would be met (refer to the section below "The deviation will not adversely affect safety or operations" for additional details).

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:

Access is needed for proposed development. Due to the topography, the proposed development area south of the creek will not have street connection to the balance of the proposed development on the north side of the creek.

This deviation would allow for the necessary access to the proposed three lots in the southwest corner. It appears that access for this parcel was originally intended to be via a portion of road right-of-way to the south that has since been vacated. This originally platted right-of-way stub was intended to provide access to this area of the site. There is a right-of-way stub in the southeast portion of the site, but given the site topography, that stub is only able to serve two proposed lots in the southeast corner of the site. Significantly steep slopes from 1.8:1 to 2.8:1 separate the buildable areas of the two proposed southeasterly lots from the three southwesterly lots. An access road cannot be extended from the east to serve all five lots. Furthermore, rough terrain and the Monument Creek floodplain prevent access to the three proposed southwesterly lots from the property to the north.

It is not feasible to provide access or a street connection across the creek to/from the north. See the attached exhibit showing the proposed access location.

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 access point will allow for access to this portion of the property without major disturbance to the existing terrain.

Criteria for driveways in ECM Section 2.4.1 access criteria would be met (refer to the section below "The deviation will not adversely affect safety or operations" for additional details).

The deviation will not adversely affect safety or operations.

The request would be for access located 535 feet north of the Sierra Vista Road and 1,750 feet south of the proposed public street planned to serve the north portion of the development.

ECM Section 2.4.1 access criteria state the following five access design guidelines:

Adequate Spacing

The ECM indicates that accesses shall be separated by a distance equal to the entering sight-distance values in Table 2-35. Based on a posted speed limit of 30 mph, the prescribed spacing would be 300 feet for passenger cars, 390 feet for single unit trucks, and 510 feet for multi-unit trucks. The proposed distance between the site access point and the adjacent streets is greater than the minimum entering sight distance.

Proper Alignments

All proposed site access points should be aligned at 90 degrees to the adjacent roadway centerline. Vertical alignment criteria in ECM Section 2.4.1.C.2 shall be met for the driveway.

Clear Sight Distances

Site improvements, such as signs, on-street parking, and landscaping, should not impede the required sight-distance lines of sight. The slope on the east side of Red Rock Ranch Drive south of the access would be re-graded as needed to provide the required sight distance. Pending the regrading of the slopes along Red Rock Ranch Drive, the minimum sight distance for passenger cars would be met for this proposed access, based on a posted speed limit of 30 mph.

Coordinated Widths with Its Intended Use

The ECM requires a minimum 10-foot width and maximum 24-foot width for a residential access point. The site access drive would meet this criterion.

Clearances from Intersection

Access to residential parcels shall be located a minimum of 10 feet from the point of curvature or point of tangency of the curb line at the intersection. In all cases, a minimum corner clearance of 10 feet shall be provided.

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

The deviation will not affect maintenance or maintenance costs as the access would be privately maintained.

The deviation will not adversely affect aesthetic appearance.

The deviation would consolidate access for the three proposed lots in the southwest corner of the site.

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

The deviation will provide access to three of the proposed lots while minimizing access to the Major Collector as much as possible.

The proposed site access would also meet all five access design guidelines stated in ECM Section 2.4.1.

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 MS4 permit. The project will be in conformance with the control measure requirements.

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.

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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.

Γ

Π

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.



Not to scale

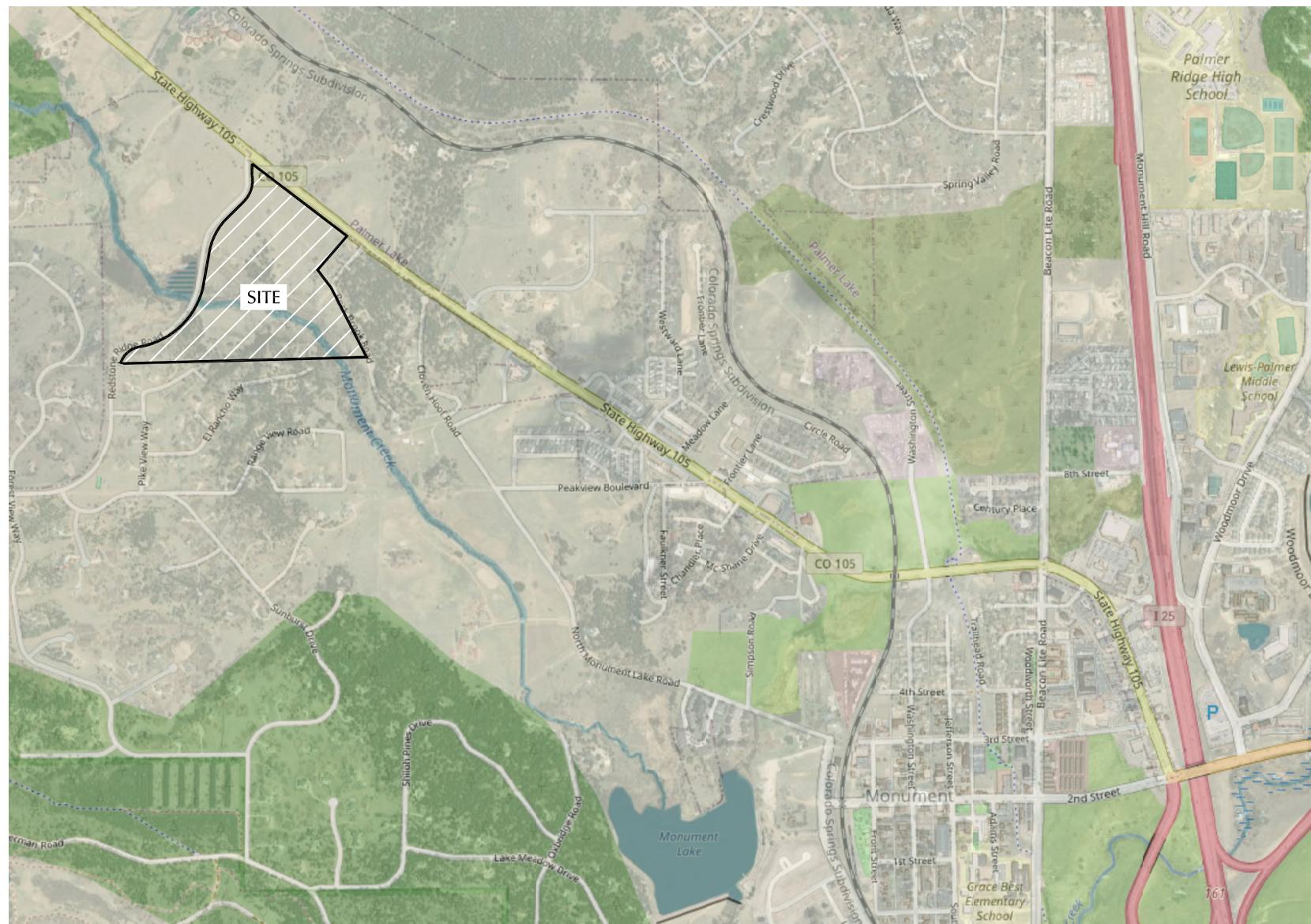
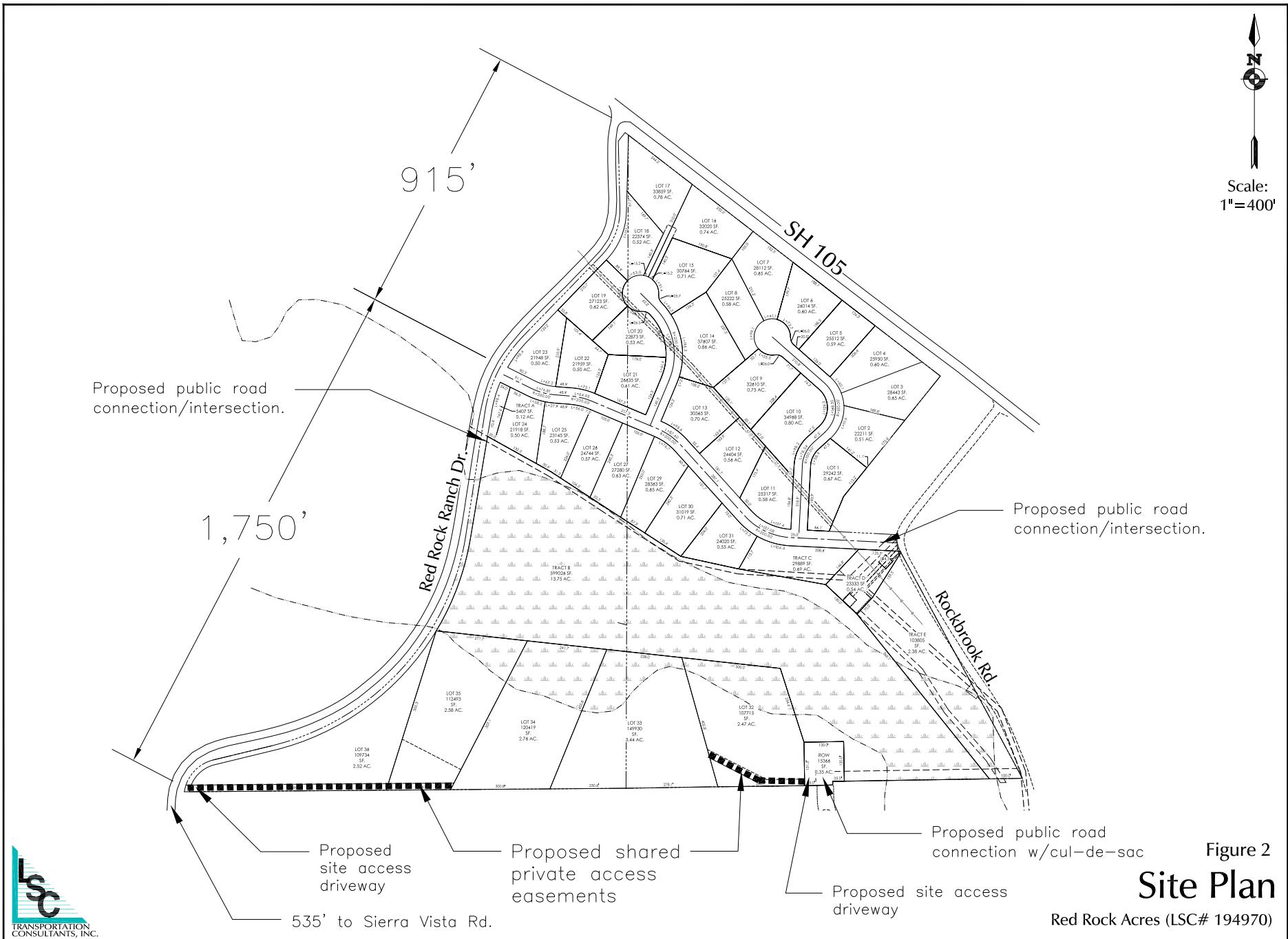
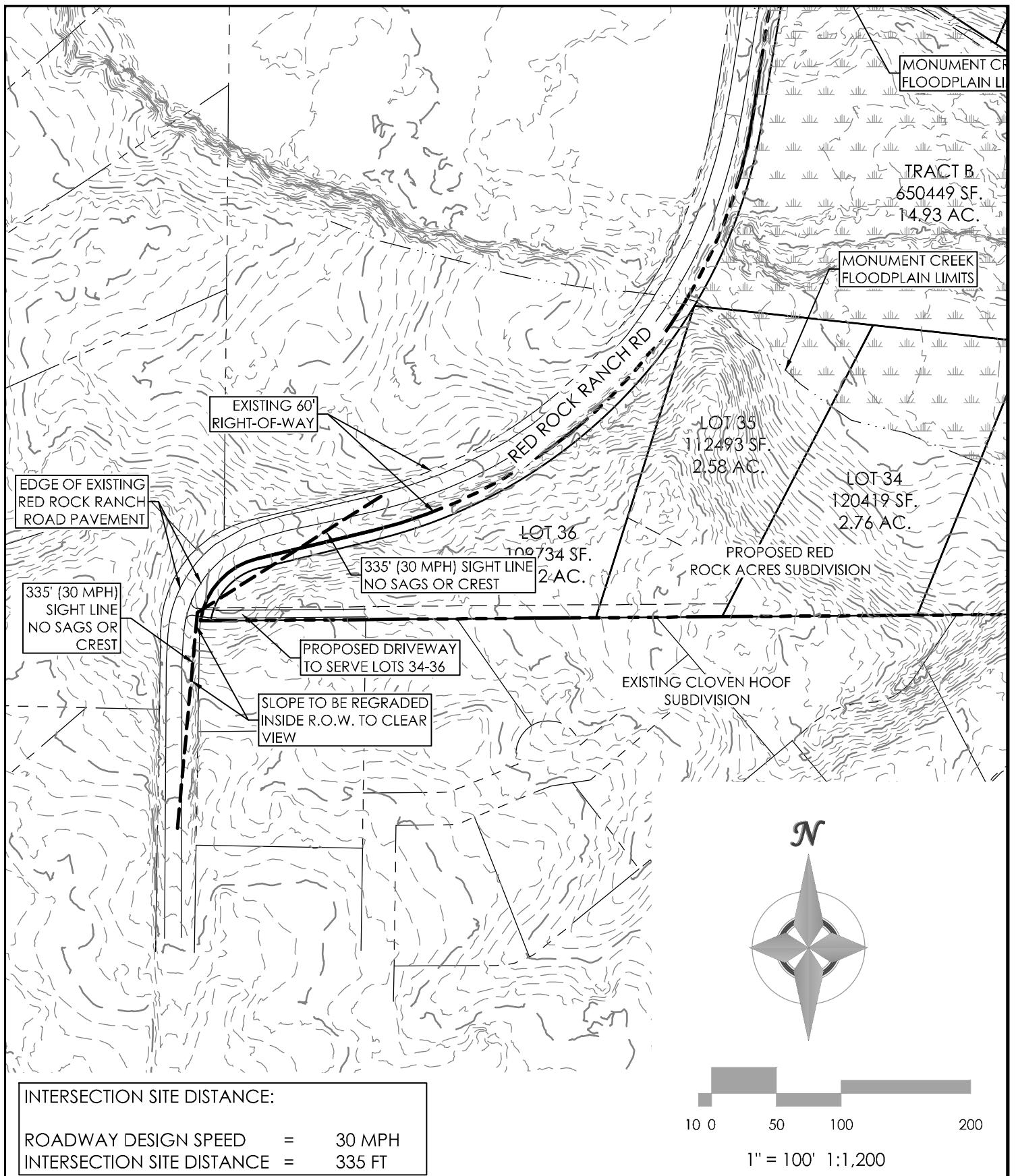


Figure 1

Vicinity Map

Red Rock Acres (LSC# 194970)





MONUMENT VALLEY ENGINEERS INC. ENGINEERS * SURVEYORS 1903 LELARAY STREET COLORADO SPRINGS, COLORADO 80909 PHONE (719) 635-5736	XREFS	PROJECT:	RED ROCK ACRES		
	TITLE:	DRIVEWAY EXHIBIT			
	PROJ. NO. 61125	DATE: 12/28/2020	DRAWING NO. -DRIVEWAY	SHEET 1 OF 1	