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 :	Trails at Aspen Ridge Filing No. 2
Schedule No.(s) :	5500000412
Legal Description :	Unplatted Land

APPLICANT INFORMATION

Company :	COLA, LLC
Name :	Tim Buschar
	☒ Owner ☐ Consultant ☐ Contractor
Mailing Address :	555 Middle Creek Pkwy, Suite 380
	Colorado Springs, CO 80921
Phone Number :	(719) 382-9433
FAX Number :	
Email Address :	

ENGINEER INFORMATION

Company :	Matrix Design Group		
Name :	Nicole Schanel	Colorado P.E. Number :	52434
Mailing Address :	2435 Research Parkway, Suite 300		
	Colorado Springs, CO 80920		
Phone Number :	719-575-0100		
FAX Number :			
Email Address :	Nicole_schanel@matrixdesigngroup.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.

Tim Buschar — 4/15/20

Signature of owner (or authorized representative) — Date

Engineer's Seal, Signature And Date of Signature

PCD File No. SF1927

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

A deviation from the standards of or in **Section 2.3.4** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Per Section 2.3.3.D.2 “Superelevation is not permitted on roadways with design speeds of less than 50 mph”

State the reason for the requested deviation:

Transitioning from warped intersections on the west and east ends to a typical, crowned section on Nutterbutter Point and Turtle Lake Way is impractical due to the short lengths of these roads.

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

In order to return to a crowned intersection and not superelevate the roadways of Turtle Lake Way and Nutterbutter Point, the rate of transition of grade would exceed comfortable and safe driving conditions. To mitigate this problem, the roads previously listed have maintained a superelevated cross section ranging from 2% to 5%.

PCD File No. _____

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:

In order to meet the intersecting roads of Big Johnson and Bird Ridge (4%-5%), the east and west ends of Turtle Lake Way and Nutterbutter Point have been warped. Using a transition of 1% in 25', it is impossible to get back to a typical crowned section for either road due to the shortness of length. Maintaining a superelevated section allows for comfortable and safe driving conditions.

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.

Per Section 5.8 of the ECM, "*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"*

The design revision provides a superior design to the alternative and enables the intersections to meet EPC criteria.

The deviation will not adversely affect safety or operations.

The proposed deviation will not adversely impact the safety or operations of the proposed roadways.

PCD File No. _____

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

The roadways with the requested deviations will be built in conformance with all other roadway design criteria and will not affect maintenance nor costs.

The deviation will not adversely affect aesthetic appearance.

The superelevation of the roadways will not have an affect on aesthetic appearance of the roadways.

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

The intent and purpose of the ECM standard is to provide a logical relationship to the side friction factor. This has been applied to the proposed deviation design and allows for the deviation to meet the ECM design intent.

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 proposed deviation is in conformance with Part I.E.3 and Part I.E.4 of the County's 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 2.3.4 of the ECM is hereby granted based on the justification provided.

Approved
By: Elizabeth Nijkamp
Date:04/22/2020
El Paso County Planning & Community Development

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.

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

Approval of this deviation does not constitute approval of the configuration of the pedestrian ramps as shown on the exhibit.

PCD File No. _____

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

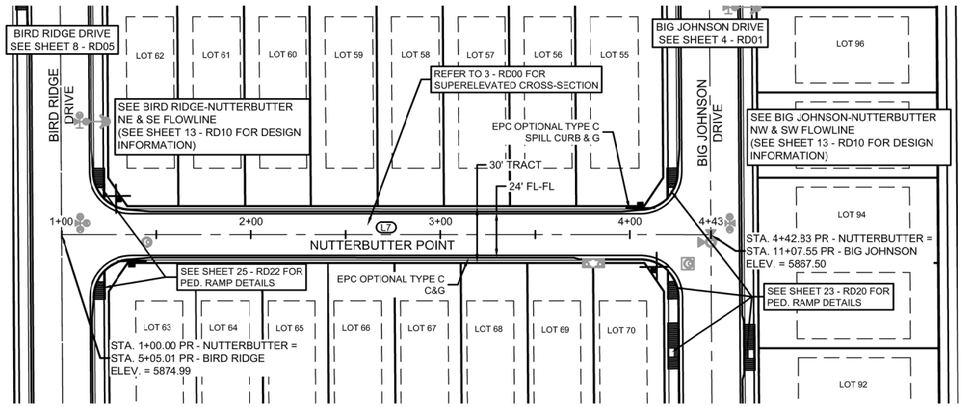
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

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

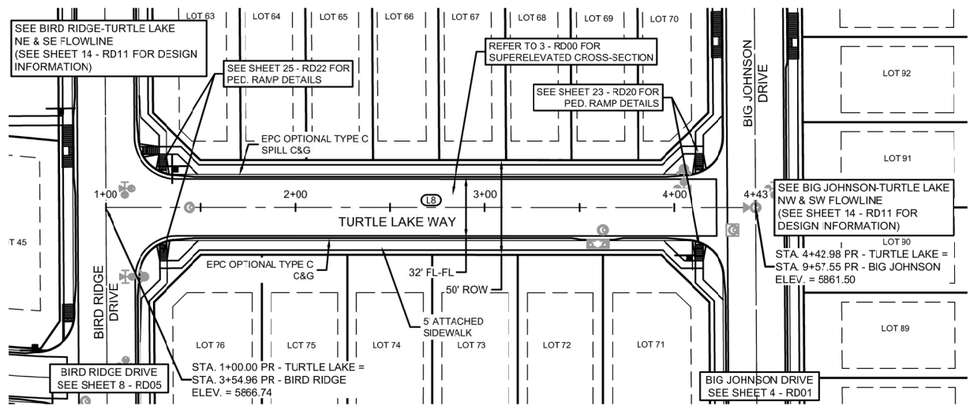
A Deviation Review Fee shall be paid in full at the time of submission of a request for deviation. The fee for Deviation Review shall be as determined by resolution of the BoCC.



NUTTERBUTTER POINT PLAN

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

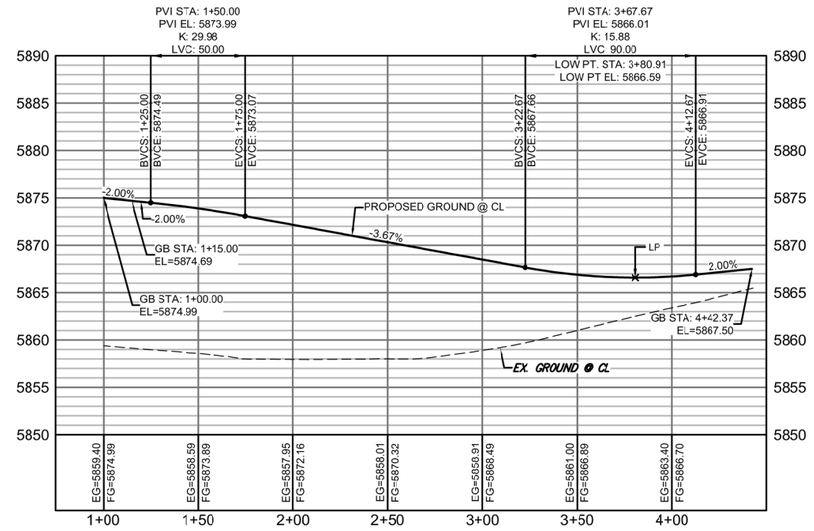
NOTE:
LOT 70 WILL REQUIRE A DRIVEWAY CUT IN VERTICAL CURB



TURTLE LAKE WAY PLAN

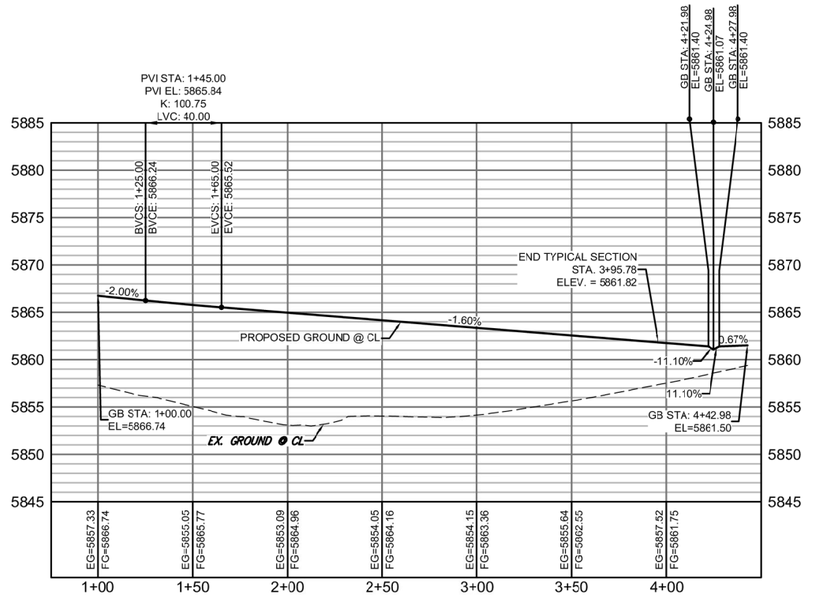
GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 inch = 40 ft.

NOTE:
LOTS 70 & 71 WILL REQUIRE A DRIVEWAY CUT IN VERTICAL CURB



NUTTERBUTTER POINT CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'



TURTLE LAKE WAY CL PROFILE

HORIZ: 1" = 40'
VERT: 1" = 8'

LINE TABLE		
LINE #	BEARING	DISTANCE
L7	S89°59'33"E	342.92
L8	S89°59'33"E	342.98

REFERENCE DRAWINGS
1-886-PR SITE_F1
1-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
1-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
1-886-PR SITE-FUTURE FILINGS
X-886-PR-UTIL-F2

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT
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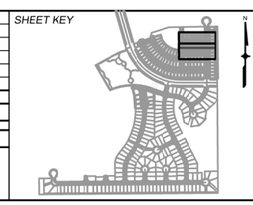


BENCHMARK
COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING
BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 ½" AULM. CAP PLS 17664) TO THE N ¼ CORNER OF SAID SECTION 9 (3 ¼" AULM. CAP PLS 10377)

PREPARED BY:
Matrix

SEAL

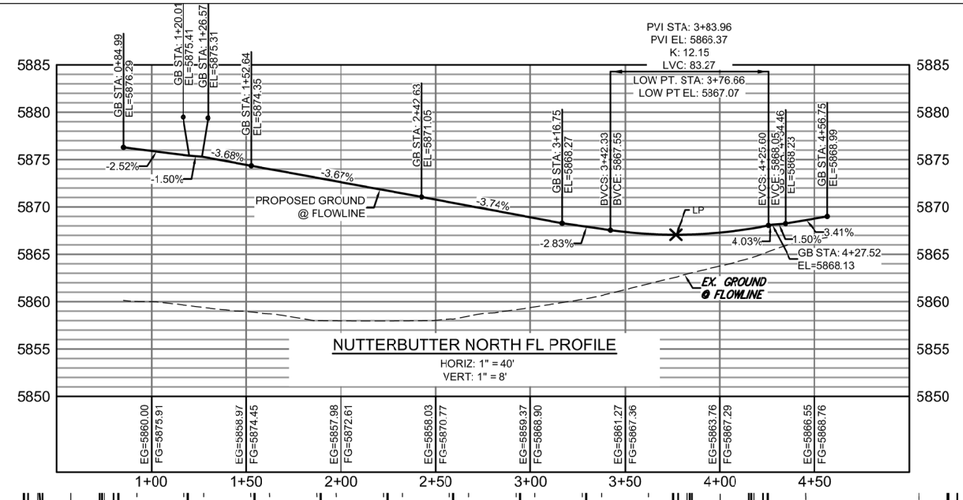
FOR AND ON BEHALF OF MATRIX DESIGN GROUP. INC.
PROJECT No. 19.886.014

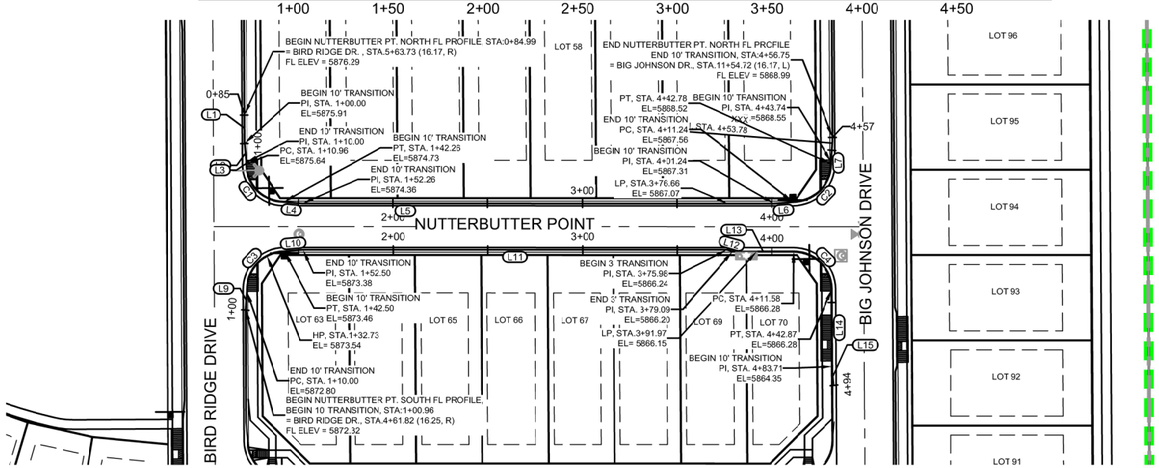
TRAILS AT ASPEN RIDGE

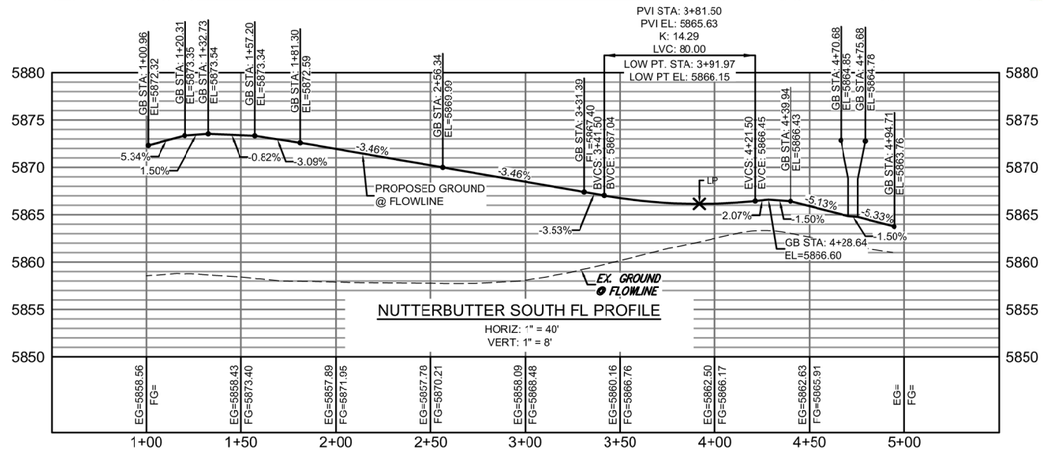
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

ROADWAY PLAN & PROFILE

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	FEBRUARY, 2020
DRAWN BY:	CRD	HORIZ.	1" = 40'	SHEET	5 OF 36
CHECKED BY:	NMS	VERT.	1" = 8'	DRAWING No.	RD02

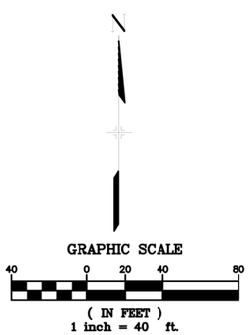






LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S0° 19' 34"E	15.02
L2	S5° 06' 23"E	10.00
L3	S0° 19' 34"E	0.96
L4	S85° 13' 53"E	10.00
L5	S89° 59' 30"E	248.98
L6	N85° 13' 38"E	10.00
L7	N1° 42' 59"W	0.96
L9	N4° 27' 14"E	10.00
L10	N85° 14' 47"E	10.00
L11	S89° 59' 33"E	223.48
L12	S74° 31' 39"E	3.11
L13	S89° 59' 33"E	32.49
L14	S0° 20' 48"E	40.84
L15	S5° 06' 37"E	10.03

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C1	20.00	31.30	089°39'59"
C2	20.00	31.54	090°21'15"
C3	20.04	32.50	092°56'15"
C4	20.00	31.29	089°38'45"



REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Titleblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILING2

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

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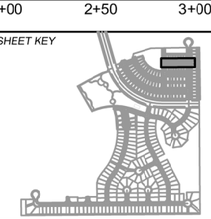


BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
A BERNTSEN TOP SECURITY MONUMENT SYSTEM WITH A 3.5-INCH DIAMETER ALUMINUM CAP IN A ROAD BOX, LOCATED ON THE NORTHWEST CORNER OF FONTAINE BOULEVARD AND POWERS BOULEVARD.
ELEVATION - 5897.89' U.S. SURVEY FT

BASIS OF BEARING

BEARINGS ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 15 SOUTH, RANGE 65 WEST OF THE 6TH P.M. SAID LINE BEARS S89°51'23"E FROM THE NORTHWEST CORNER OF SAID SECTION 9 (2 1/2" AULM. CAP PLS 17664) TO THE N 1/4 CORNER OF SAID SECTION 9 (3 1/4" AULM. CAP PLS 10377)

PREPARED BY:

Matrix

SEAL

FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
PROJECT No. 19.886.014

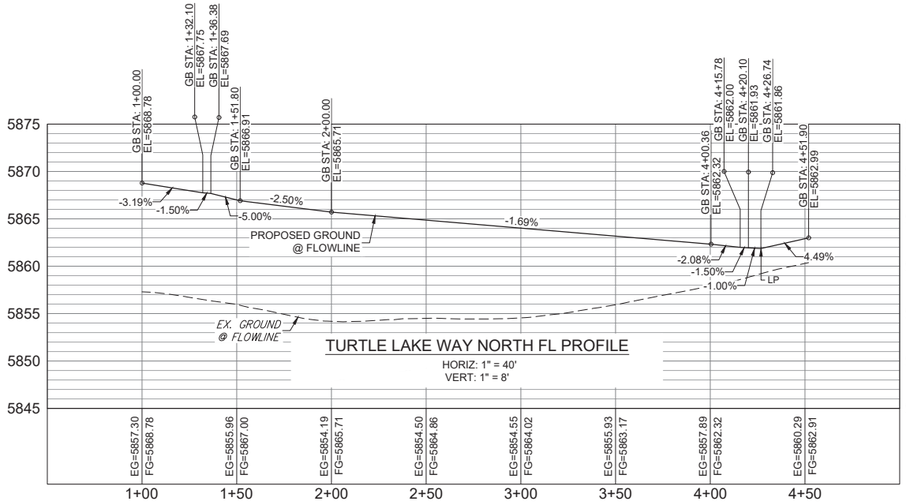
TRAILS AT ASPEN RIDGE

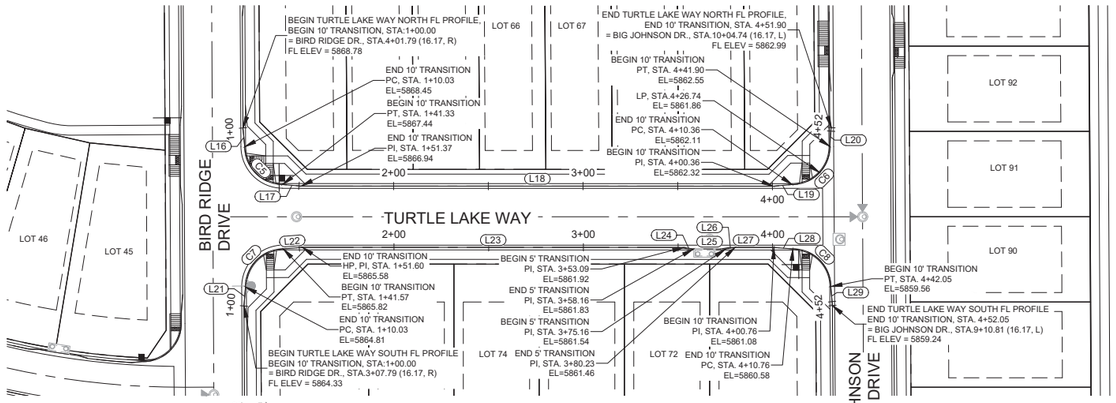
FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

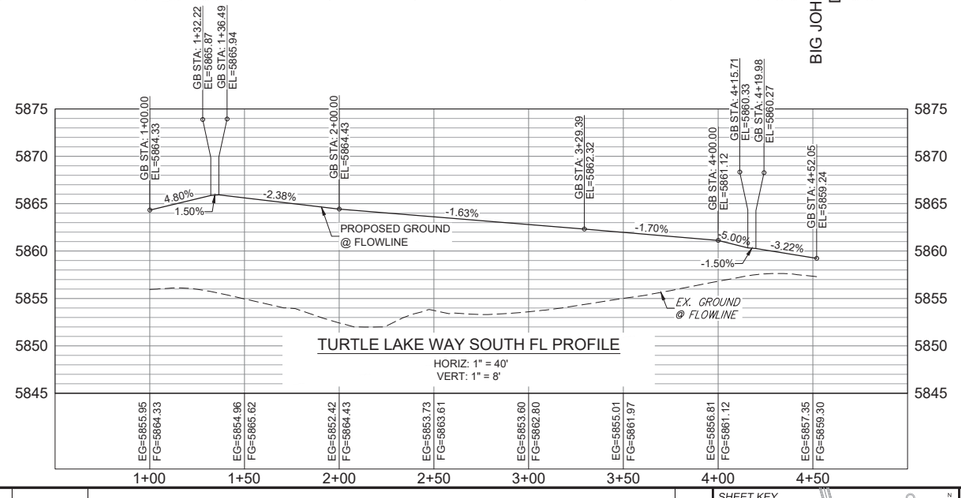
FLOWLINE PLAN & PROFILE

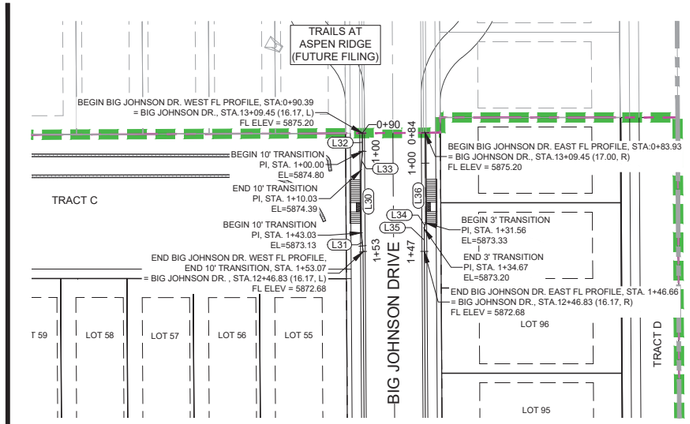
DESIGNED BY:	NMS	SCALE		DATE ISSUED:	FEBRUARY, 2020
DRAWN BY:	CRD	HORIZ.	1" = 40'	SHEET	13 OF 36
CHECKED BY:	NMS	VERT.	1" = 8'		DRAWING No. RD10

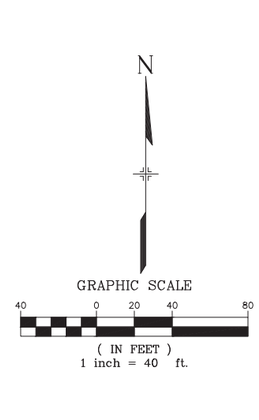
Know what's **below.** **Call** before you dig.

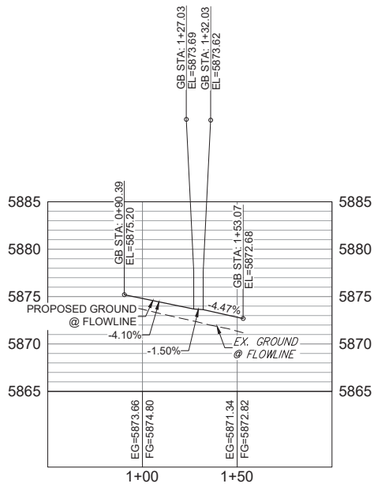




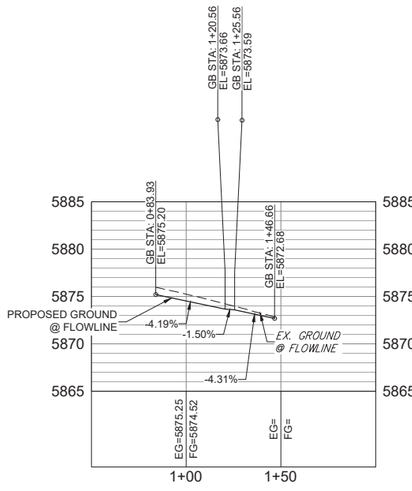








BIG JOHNSON DRIVE WEST FL PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'



BIG JOHNSON DRIVE EAST FL PROFILE
HORIZ: 1" = 40'
VERT: 1" = 8'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L16	S5° 05' 23"E	10.03
L17	S85° 13' 44"E	10.03
L18	S89° 59' 33"E	249.00
L19	N85° 13' 38"E	10.00
L20	N4° 26' 01"E	10.00
L21	N4° 26' 15"E	10.03
L22	N85° 14' 38"E	10.03
L23	S89° 59' 33"E	201.49
L24	S80° 31' 49"E	5.07
L25	S89° 59' 47"E	17.01
L26	N80° 32' 43"E	5.06
L27	S89° 59' 33"E	20.54

LINE TABLE		
LINE #	DIRECTION	LENGTH
L28	S85° 12' 44"E	10.00
L29	S5° 07' 36"E	10.00
L30	S0° 19' 47"E	33.00
L31	S5° 10' 04"E	10.04
L32	S0° 20' 48"E	9.61
L33	S4° 25' 08"W	10.03
L34	S15° 10' 37"W	3.11
L35	S0° 20' 48"E	11.99
L36	S0° 20' 48"E	47.63

CURVE TABLE			
CURVE #	RADIUS	LENGTH	DELTA
C5	20.00	31.30	089°39'59"
C6	20.00	31.54	090°21'15"
C7	20.00	31.53	090°20'01"
C8	20.00	31.29	089°38'45"

REFERENCE DRAWINGS

X-886-PR SITE_F1
X-886-PR STORM_F1
19-886-PR-UTIL
19-886-PR-UTIL_SANITARY
X-886-PR SITE-FUTURE
X-886-PR SITE-F2
886-PR Legacy Drive
GEC Tillieblock
X-886-PR-UTIL-F2
X-886-PR SITE-FUTURE FILING

No.	DATE	DESCRIPTION	BY

REVISIONS

COMPUTER FILE MANAGEMENT

FILE NAME: S:\19,886,014 (Trails at Aspen Ridge - F2)\100 Dwg\104 Plan Sets\Construction Plans\Road & Storm Plans\RD09 - FLOWLINES.dwg
CTB FILE: COMM-TECH_D-SIZE_BW.ctb
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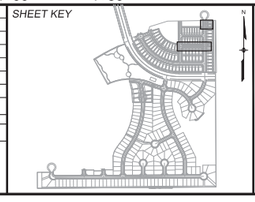

BENCHMARK

COLORADO SPRINGS UTILITIES (FIMS) MONUMENT F206
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ELEVATION - 5897.89' U.S. SURVEY FT

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PREPARED BY:

Matrix

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FOR AND ON BEHALF OF MATRIX DESIGN GROUP, INC.
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FILING NO. 2
ROADWAY & STORM IMPROVEMENT PLANS

FLOWLINE PLAN & PROFILE

DESIGNED BY:	NMS	SCALE		DATE ISSUED:	FEBRUARY, 2020
DRAWN BY:	CRD	HORIZ.	1" = 40'	SHEET	14 OF 36
CHECKED BY:	NMS	VERT.	1" = 8'	DRAWING No.	RD11