



Development Services Department
 2880 International Circle
 Colorado Springs, Colorado 80910

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**DEVIATION REVIEW
 AND DECISION FORM**

Procedure # R-FM-051-07
 Issue Date: 12/31/07
 Revision Issued: 00/00/00

DSD FILE NO.:

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Not accepted see below.

General Property Information:

Address of Subject Property (Street Number/Name):
 Tax Schedule ID(s) #:5233-10-10003
 Legal Description of Property: __Homestead at SR Filing No. 2

Subdivision or Project Name: Homestead at SR Filing No. 2

Section of ECM from Which Deviation is Sought: ECM 2.3
 Specific Criteria from Which a Deviation is Sought: K Value for "known" stop condition at crest vertical curve.
 Criteria does not exist in the ECM

Proposed Nature and Extent of Deviation: The K value is less than the criteria for stopping sight distances "emergency stop" versus a condition of a "known" stop (Stop Sign at intersection)

Applicant Information:

Applicant: M&S Civil Consultants, Inc. Email Address: virgils@mscivil.com
 Applicant is: Owner X Consultant Contractor
 Mailing Address: PO Box 1360 State: CO Postal Code: 80901
 Telephone Number: 719-491-0818 Fax Number:

Engineer Information:

Engineer: Virgil A. Sanchez, P.E. Email Address: virgils@mscivil.com
 Company Name: M&S Civil Consultants, Inc.
 Mailing Address: PO Box 1360 State: CO Postal Code: 80901
 Registration Number: 37160 State of Registration: CO
 Telephone Number: 719-491-0818 Fax Number:

Explanation of Request (Attached diagrams, figures and other documentation to clarify request):

Section of ECM from Which Deviation is Sought: ECM 2.3
 Specific Criteria from Which a Deviation is Sought: K Value for known stop condition at crest vertical curve.
 Criteria does not exist in the ECM

Proposed Nature and Extent of Deviation: The vertical curve at the intersection(s) of (Existing Dines Boulevard and Cut Bank Drive) and (Existing Wheatland Drive and Niarada Way have low K value numbers. The intent of the "hump" in the roadway at the stop condition is purely to prevent the drainage from one roadway discharging into the other. Both locations are stop conditions from a lower classification roadway onto a low classification roadway. The speed at the crest of the vertical curve is near zero.

We cannot accept the explanation that the speed is near zero at the crest of the curve. If you are approaching the curve and cannot see the stop sign due to the low "K" value then you would be traveling at or greater than the design speed.

Reason for the Requested Deviation: To construct an intersection of roadways that controls the drainage from discharging from one street to another. The vertical curve elevation is set between 0.67' to 1.0' higher than the cross pan of the controlling street drainage. _____

Comparison of Proposed Deviation to ECM Standard: _ECM does not contain criteria for this condition. _____

Applicable Regional or National Standards used as Basis: Common practice of drainage design prevents drainage from a controlling roadway from discharging storm water drainage into another. The crest of the vertical curve is set to control drainage and does not affect the safety of travel. _____

Application Consideration:

CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

JUSTIFICATION

X The ECM standard is inapplicable to a particular situation.

_The ECM standards do not contain criteria for this 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.

X 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.

_Not a change in standards, but a design to control drainage from one street to another. _____

If at least one of the criteria listed above is not met, this application for deviation cannot be considered.

Criteria for Approval:

PLEASE EXPLAIN HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST

The request for a deviation is not based exclusively on financial considerations.

____Does not relate to financial considerations. _____

The deviation will achieve the intended result with a comparable or superior design and quality of improvement.

_The design meets the intent for drainage, and does not create a safety concern, operation concern or maintenance issue. _____

The deviation will not adversely affect safety or operations.

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

The deviation will not adversely affect aesthetic appearance.

____ N/A _____

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, 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

Signature of applicant (if different from owner) Date

Signature of Engineer Date

Engineer's Seal

**Review and Recommendation:
APPROVED by the ECM Administrator**

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

___ Additional comments or information are attached.

DENIED by the ECM Administrator

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

___ Additional comments or information are attached.

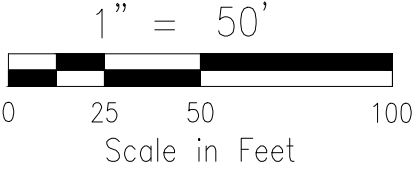
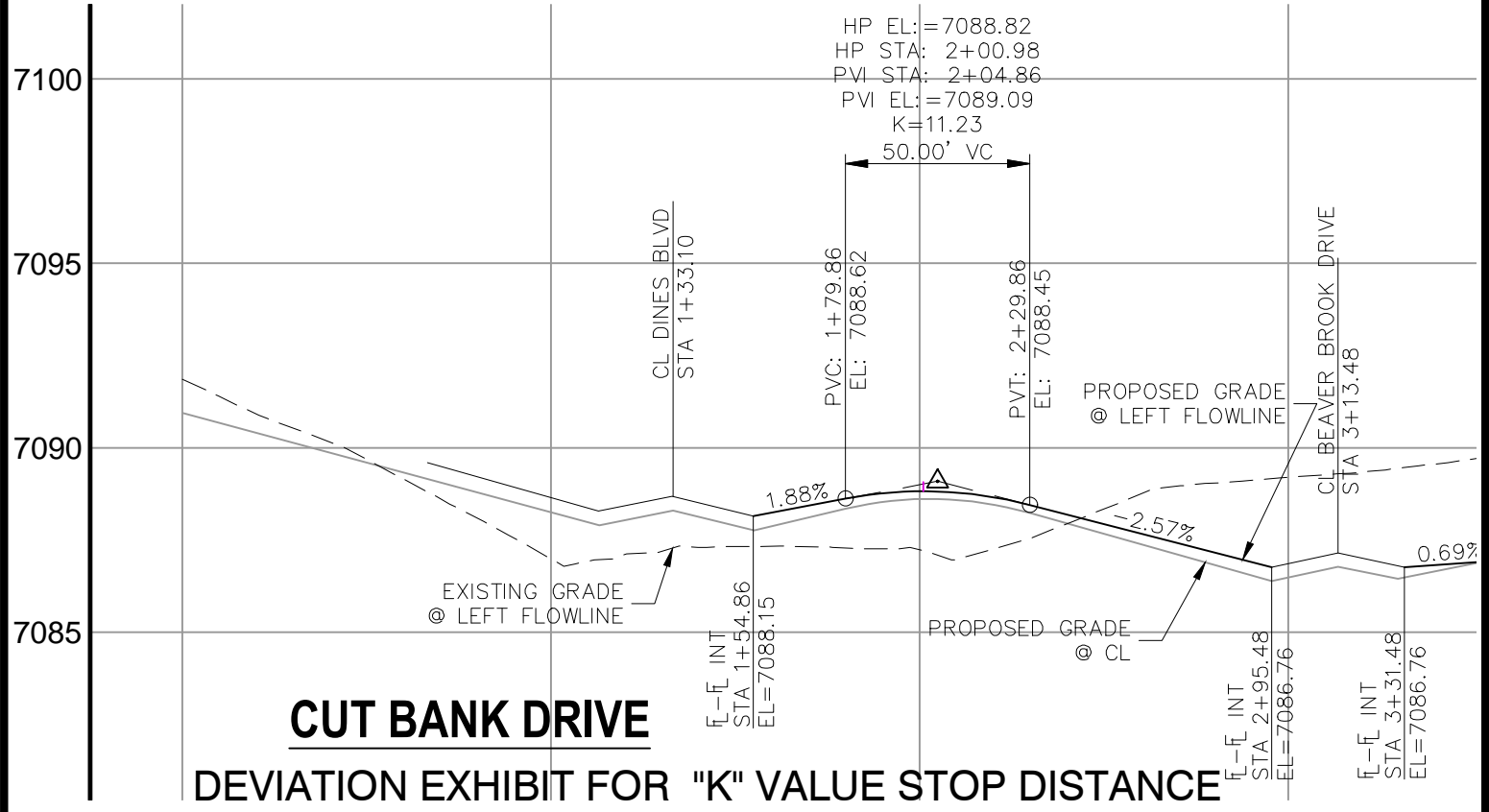
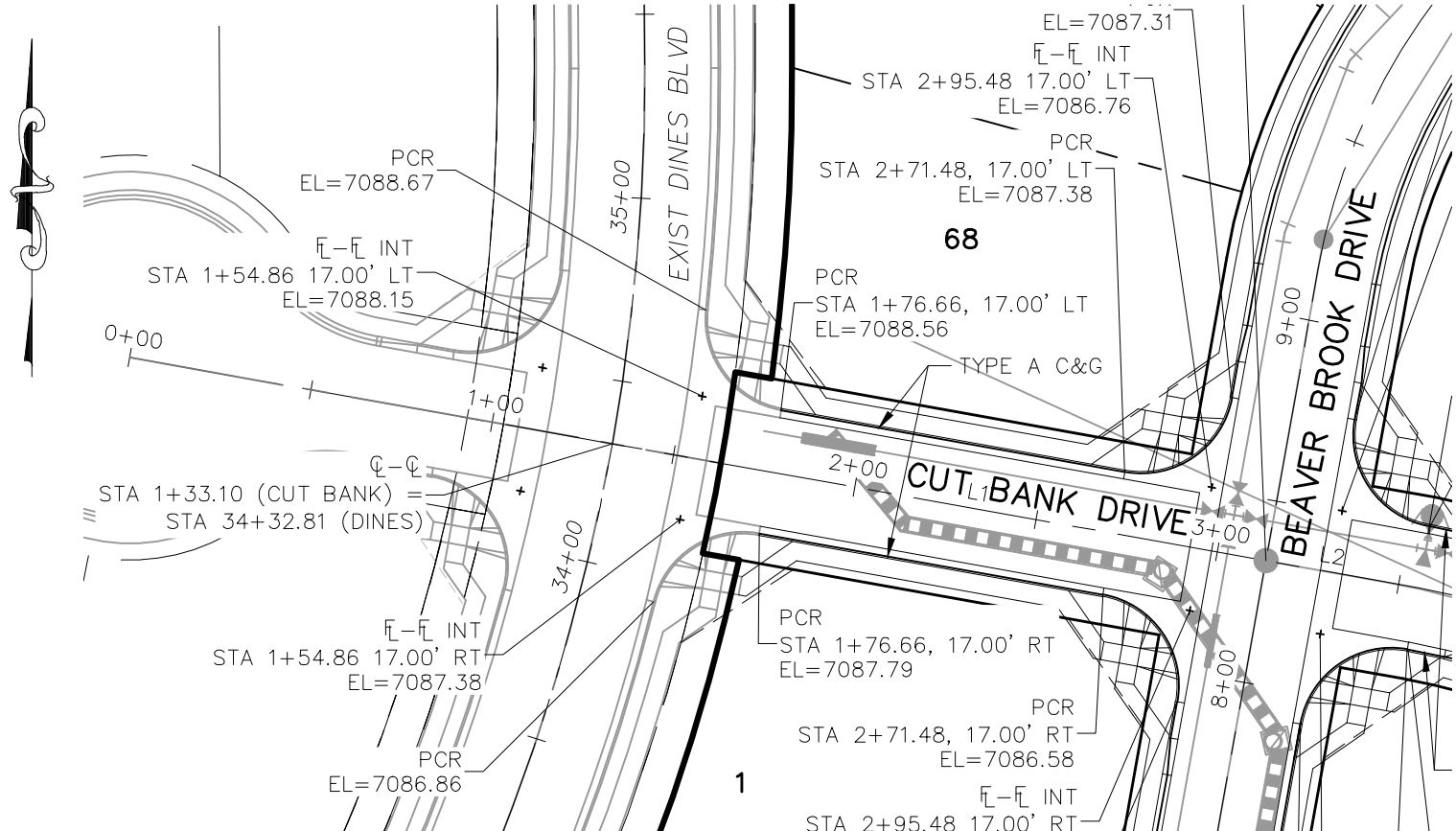
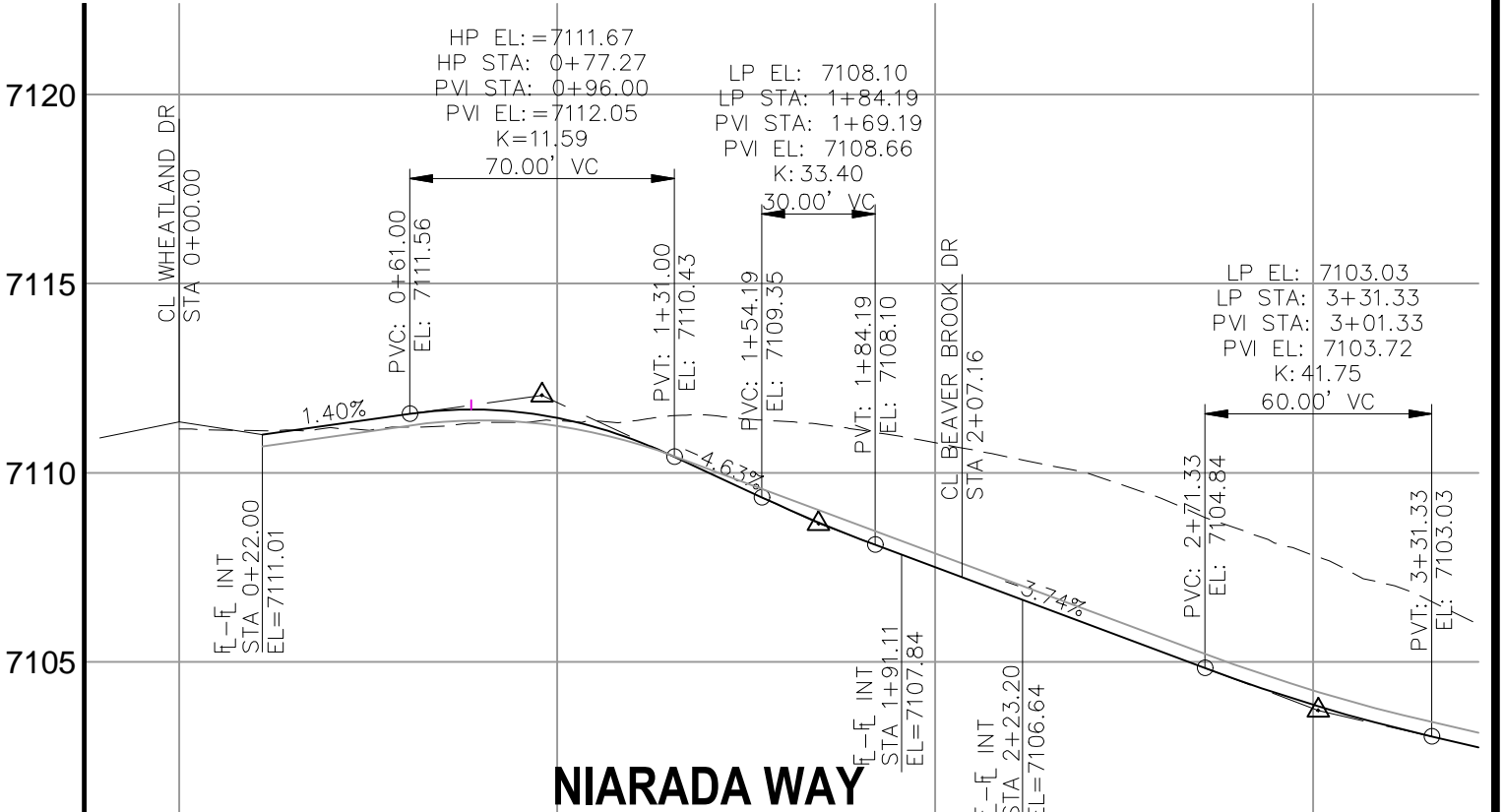
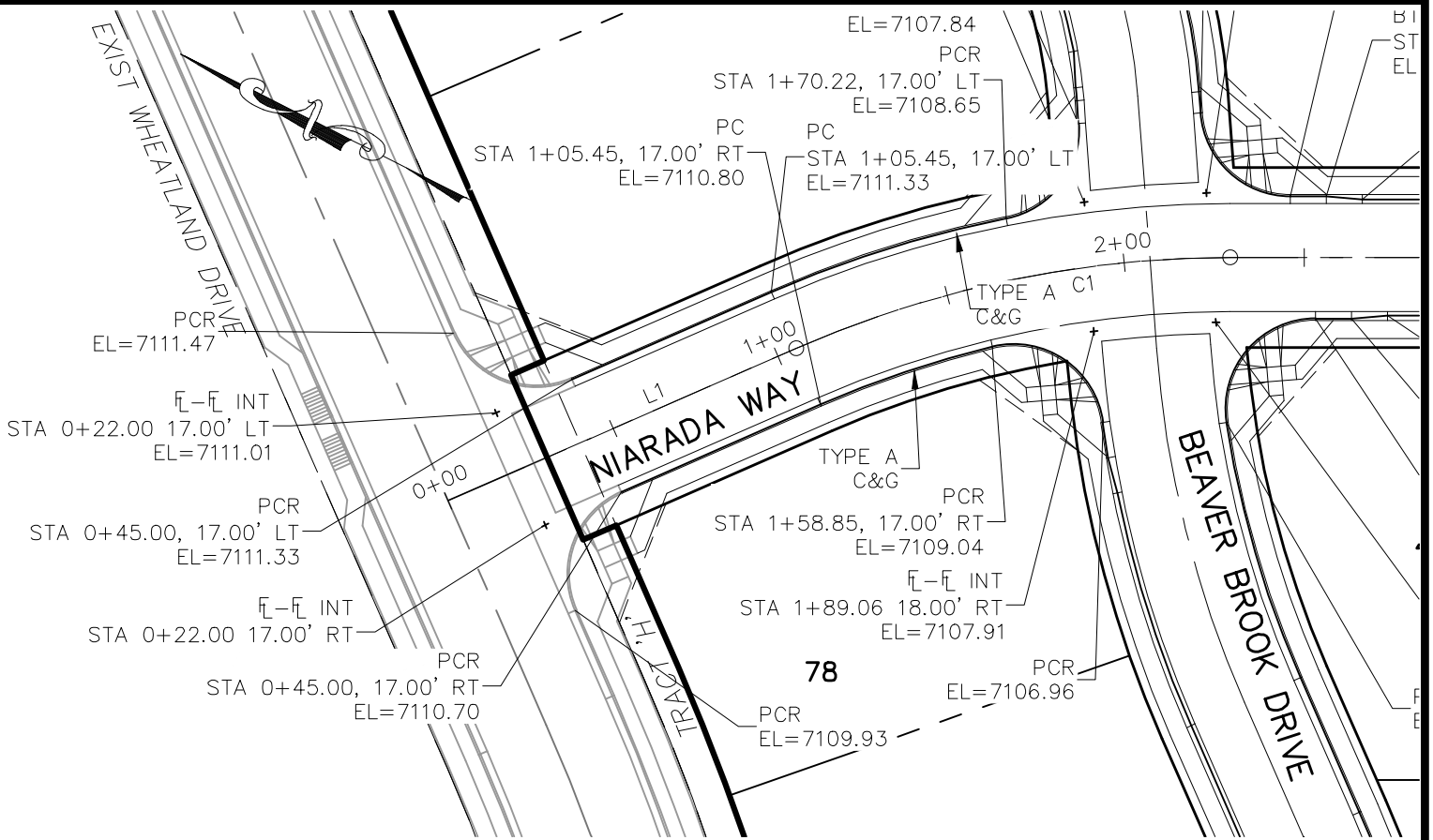


EXHIBIT
 JOB NO. 09-007
 DATE PREPARED: 02/18/2019



20 BOULDER CRESCENT, SUITE 110
 COLORADO SPRINGS, CO 80903
 PHONE: 719.955.5485



NIARADA WAY
DEVIATION EXHIBIT FOR "K" VALUE STOP DISTANCE

1" = 50'

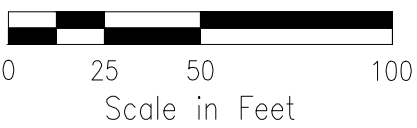


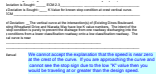
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Markup Summary

Steve Kuehster (2)



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Not accepted see below.

General Property Information:
Address of Subject Property (Street Number/Name):
as Schedule (DMS) # 5223-10-1000
mail Description of Property: Homestead at SR F

Subject: text box
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Not accepted see below.