



Development Services Department  
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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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**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: Appendix I Section 1.7.1.B  
 Specific Criteria from Which a Deviation is Sought: Providing Water Quality for Entire Development

Summary \_\_\_\_\_

Proposed Nature and Extent of Deviation: A small portion of the proposed development will not be physically routed to a Full Spectrum Detention (FSD) facility at the initial onset of its construction.

**Applicant Information:**

Applicant: M&S Civil Consultants, Inc. Email Address: virgils@mscivil.com  
 Applicant is: Owner  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: Appendix I Section 1.7.1.B  
 Specific Criteria from Which a Deviation is Sought: 1st Bullet: Providing Water Quality for Entire Development

Proposed Nature and Extent of Deviation: Due to grading constrains runoff from a small portion of the residential back yards of lots 13-21 and 28-42 is unable to be physically routed to the existing full spectrum detention facility located west of the proposed site or to the proposed Full Spectrum detention pond which is being provided onsite. A drainage exhibit has been provided as an attachment to this deviation request which illustrates the approximately 15.1% (4.47 acres of 29.66 acres) of the proposed development which is being discharged directly to Sand Creek. It should be noted that this areas consist primarily of backyards which have lesser impervious surfaces and will be able to drain across landscaped yard and vegetated open space. This condition will be re-evaluated with future channel improvements and the planned removal and relocation of the onsite pond to a lower gradient to allow for the development of lots 24-27.

Reason for the Requested Deviation: The topography of the site will not allow for all the backyards and landscaping areas and dedicated trail corridors to drain to the to the local FSD pond which is being constructed concurrently with this filing.

Comparison of Proposed Deviation to ECM Standard: The areas of backyards that do not drain to the detention pond for this site are less than the historic drainage discharged from this area. Typically backyards, trail corridors and landscaped areas require very limited water quality or detention.

Applicable Regional or National Standards used as Basis: \_ Detention and/or water quality facilities are used primarily for mitigation of impervious surface runoff. The excluded area possesses limited impervious areas and thus requires little future mitigation.

**Application Consideration:**

**CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION**

**JUSTIFICATION**

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.

The topography of the site does not allow for all backyard areas to be conveyed to the future Full Spectrum detention pond which in being constructed with this project. .  
\_\_\_\_\_

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.

\_ N/A \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 current drainage plan will not treat a portion of runoff from the site, however runoff from the backyards will run along landscaped lot lines and across open space. This will function to provide some water quality treatment for the area. The deviation in drainage criteria does not create a safety concern, operation concern or maintenance issue. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The deviation will not adversely affect safety or operations.

There will be not negative effects related to safety or operations \_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The deviation will not adversely affect maintenance and its

There are no maintenance costs associated with this deviation.  
\_\_\_\_\_

associated cost. \_\_\_\_\_

The deviation will not adversely affect aesthetic appearance.  No negative effects to the aesthetic appearance as the temporary pond is located away from the development and the trail corridor will enhance the aesthetics of the area and the development.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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

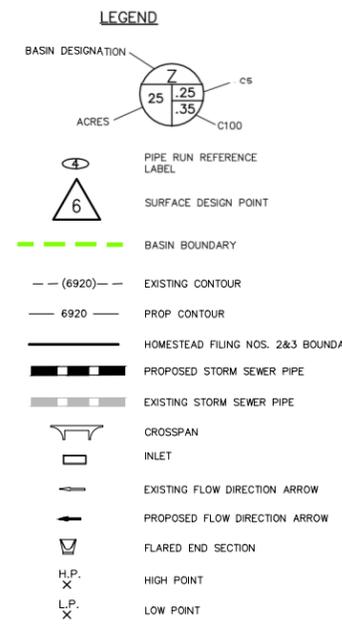
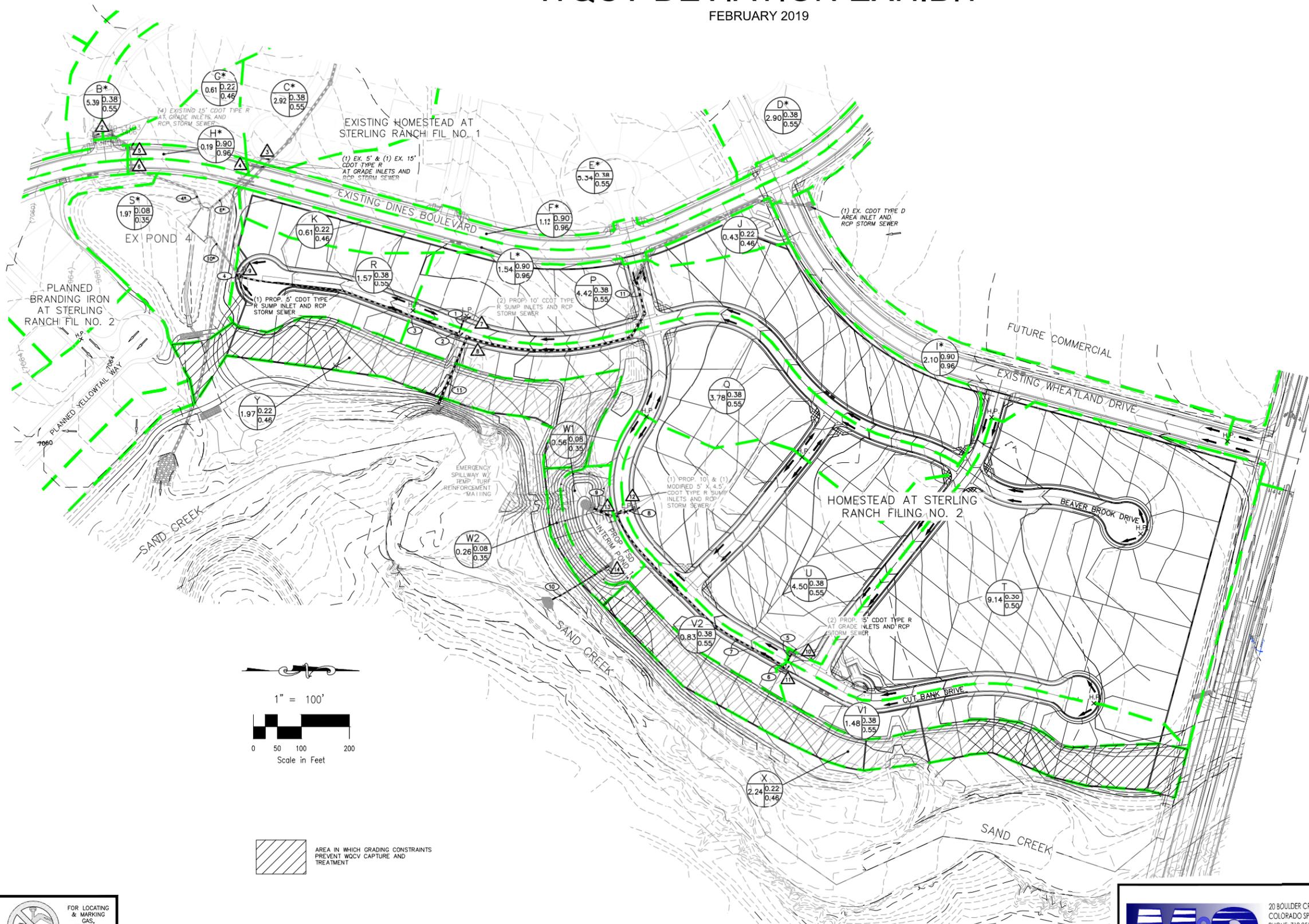
This request has been determined not to have met criteria for approval. A deviation from Section \_\_\_\_\_ of ECM is hereby denied. Comments:  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_ Additional comments or information are attached.

# HOMESTEAD AT STERLING RANCH FILING NO. 2

## COUNTY OF EL PASO, STATE OF COLORADO WQCV DEVIATION EXHIBIT

FEBRUARY 2019



### STORM SEWER SUMMARY

PIPE RUN	Q <sub>5</sub>	Q <sub>100</sub>	PIPE SIZE	CONTRIBUTING PIPES/DESIGN POINTS
1	5.7	13.8	18" RCP	DP7
2	4.9	11.8	18" RCP	DP8
3	10.6	25.7	24" RCP	PR1, PR2
4	12.4	30.1	30" RCP	DP9, PR3
5	9.1	12.7	18" RCP	DP10
6	1.9	12.7	18" RCP	DP11
7	10.9	25.3	30" RCP	PR5, PR6
8	6.2	17.2	24" RCP	DP12
9	17.9	47.1	42" RCP	DP13, PR7, PR8
10	0.8	23.5	18" CMP	OUTLET STRUCT. CONTINUED FROM MDDP DP15*
11	42.1	76.8	42" RCP	SEE MDDP*
4*	21.8	42.1	36" RCP	SEE MDDP*
6*	16.8	29.4	30" RCP	SEE MDDP*
10*	12.5	30.4	30" RCP	SEE MDDP*

### BASIN SUMMARY

BASIN	AREA (ACRES)	Q <sub>5</sub>	Q <sub>100</sub>
ON-SITE BASINS			
J	0.43	0.4	1.3
K	0.61	0.5	1.9
P	4.42	5.7	13.8
Q	3.78	4.9	11.8
R	1.57	2.2	5.4
T	9.14	9.4	26.4
U	4.50	6.4	15.6
V1	1.48	2.1	5.0
V2	0.83	1.2	2.9
W1	0.56	0.2	1.7
W2	0.26	0.1	0.8
X	2.24	2.3	8.0
Y	1.97	2.0	7.1
OFF-SITE BASINS*			
B*	5.39	8.0	19.3
C*	2.92	4.2	10.1
D*	2.90	4.3	10.4
E*	5.34	8.2	19.9
F*	1.12	4.3	7.7
G*	0.61	0.5	1.9
H*	0.19	0.9	1.6
I*	2.10	8.9	15.9
L*	1.54	5.6	10.0
S*	1.97	0.7	5.3

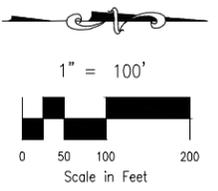
### FULL SPECTRUM DETENTION INTERIM POND 1

WQ VOLUME	0.247 AC-FT
EURY VOLUME	0.701 AC-FT
100 YR STORAGE VOLUME	1.283 AC-FT
100 YR WATER SURFACE EL	7083.77
SPILLWAY CREST EL	7084.16
TOP OF EMBANKMENT EL	7086.00
SPILLWAY DESIGN FLOW DEPTH	0.84 FT

### DESIGN POINT SUMMARY

DESIGN POINT	Q <sub>5</sub>	Q <sub>100</sub>	BASIN	STRUCTURE
2*	8.0	19.3	B*	(2) EX. 15' AT-GRADE INLETS
3*	4.2	10.1	C*	EX. 6' SUMP INLET
4*	16.1	36.7	D*, E*, F*	EX. 15' AT-GRADE INLET
5*	4.2	10.1	G*, H*, FLOWBY DP4*	EX. 15' AT-GRADE INLET
6*	14.1	26.7	I*, J*, K*, L*	EX. 15' AT-GRADE INLET
7	5.7	13.8	P	PROP. 10' SUMP INLET
8	4.9	11.8	Q	PROP. 10' SUMP INLET
9	2.2	5.4	R	PROP. 5' SUMP INLET
10	9.4	15.6	T	PROP. 15' AT-GRADE INLET
11	1.9	15.6	V1	PROP. 15' AT-GRADE INLET
12	6.2	17.2	U, FLOWBY DP10	PROP. 10' SUMP INLET
13	1.2	5.9	V2, FLOWBY DP11	PROP. 5' SUMP INLET
14	19.6	52.4	W1, PR9	CUMULATIVE DETENTION POND

\* For detailed information on Design Points, Basins, Flowby, or Pipe Runs see Sterling Ranch Filing Nos. 1&2 MDDP prepared by MS Civil Consultants, dated April 2017



AREA IN WHICH GRADING CONSTRAINTS PREVENT WQCV CAPTURE AND TREATMENT

FOR LOCATING & MARKING GAS, ELECTRIC, WATER & TELEPHONE LINES  
FOR BURIED UTILITY INFORMATION 48 HRS BEFORE YOU DIG CALL 1-800-922-1987



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

HOMESTEAD AT STERLING RANCH FIL. NO. 2  
PROPOSED DRAINAGE MAP FOR DEVIATION REQUEST

PROJECT NO. 09-007	SCALE: HORIZONTAL: 1"=100' VERTICAL: N/A	DATE: 02/18/2019
DESIGNED BY: CMN	DRAWN BY: CMN	CHECKED BY: VAS
SHEET 1 OF 1		PDM

File: C:\09007A\Sterling Ranch No 2\Documents\Deviation Requests\190217-Deviation Request WQCV Map Homestead Fil. No 2.dwg Plotstamp: 2/17/2019 9:55 AM