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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 __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: __ 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.

El Paso County Procedures Manual

Procedure # R-FM-051-07

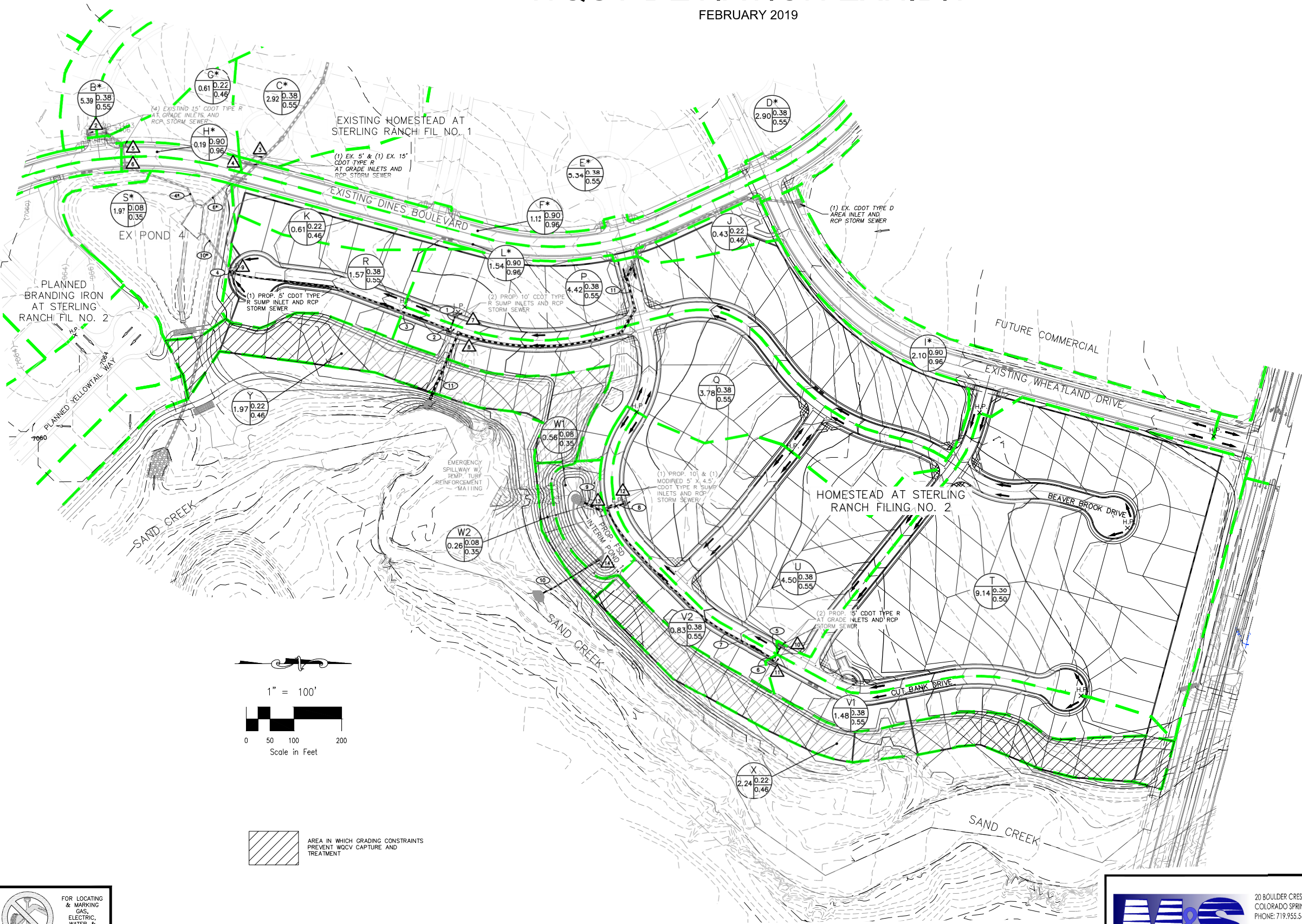
Issue Date: 12/31/07

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DSD File No. _____

DSD File No.

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 ₅	Q ₁₀₀	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 ₅	Q ₁₀₀	
ONSITE 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	
OFFSITE 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 ₅	Q ₁₀₀	STRUCTURE
2*	8.0	19.3	(2) EX. 15' AT-GRADE INLETS
3*	4.2	10.1	C*
4*	16.1	36.7	D*, E*, F*
5*	4.2	19.7	G*, H*, FLOWBY DP4*
6*	14.1	26.7	I*, J*, K*, L*
7	5.7	13.8	P
8	4.9	11.8	Q
9	2.2	5.4	R
10	9.4	15.6	T
11	1.9	15.6	V1
12	6.2	17.2	U, FLOWBY DP10
13	1.2	5.9	V2, FLOWBY DP11
14	19.6	52.4	W1, PR9

* 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

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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
DESIGNED BY: CMN
DRAWN BY: CMN
CHECKED BY: VAS

SCALE:
HORIZONTAL:
1"=100'
VERTICAL:
N/A

DATE: 02/18/2019
SHEET 1 OF 1
PDM