



**Planning and Community  
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# DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

## PROJECT INFORMATION

Project Name : Struthers Ranch  
 Schedule No.(s) : 7136303010 and 7136303011  
 Legal Description : Lots 1 and 2 STRUTHERS RANCH SUB FIL NO 4

## APPLICANT INFORMATION

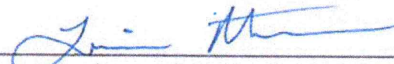
Company : Hammers Construction  
 Name : Lisa Peterson  
 Owner  Consultant  Contractor  
 Mailing Address : 1411 Woolsey Heights  
 Colorado Springs, CO 80915  
 Phone Number : 719-570-1599  
 FAX Number : 719-570-7008  
 Email Address : LPeterson@hammersconstruction.com

## ENGINEER INFORMATION

Company : LSC Transportation Consultants, Inc.  
 Name : Jeffrey C. Hodsdon Colorado P.E. Number : 31684  
 Mailing Address : 2504 E. Pikes Peak Ave, Suite 304  
 Colorado Springs, CO 80909  
 Phone Number : 719-633-2868  
 FAX Number : 719-633-5430  
 Email Address : jeff@LSCtrans.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.

  
 Signature of owner (or authorized representative)

2/22/23  
 Date

Engineer's Seal, Signature  
 And Date of Signature



Revise to PPR-2248

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

A deviation from the standards of or in Sections **2.3.6 (G)** of the Engineering Criteria Manual (ECM) is requested. Two exhibits are included with this deviation. Please refer to the TIS report dated February 21, 2023 for additional details.

Identify the specific ECM standard which a deviation is requested:

2.3.6.G Intersection Sight Distance  
Table 2-21

State the reason for the requested deviation:

- The crest vertical curve on Struthers Road just north of Struthers Ranch Road limits intersection line of sight needed for intersection sight distance to the north for passenger vehicles making a left turn from westbound Struthers Ranch Road to southbound Struthers Road.
- The roadway design speed is assumed to be 50 mph (based on the southbound posted speed limit of 45 mph). Please refer to Exhibit 1 showing the subject location.
- Please refer to the TIS report dated February 21, 2023 for additional details.

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

- This is an existing roadway, an existing intersection, and an existing deficiency.
- Table 2-21 Indicates a required intersection sight distance of 555' for a design speed of 50 mph. However, a footnote in the table indicates "*These values only apply to two-lane roads with stop control, all other situations require special design considerations.*" As Struthers Road is a four-lane road, not a two-lane road, special design consideration is required.
- The sight distance to the north is shown in Exhibit 2. The field-measured sight distance to the north at this intersection is 450 feet. Given that the field-measured sight distance is less than the calculated sight distance of 640 feet, LSC recommends posting an "intersection ahead" warning sign (MUTCD W2-2) on the southbound approach to this intersection
- Note: 425 feet of **stopping** sight distance is required for 50 mph (design speed) roadways (ECM Section 2.3.6)
- Please refer to the TIS report dated February 21, 2023 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:

- A vertical curve exists on Struthers Road just north of the Struthers Ranch Road intersection (existing intersection). This project must use Struthers Ranch Road for access to Struthers Road.

**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.

- LSC recommends posting an “intersection ahead” warning sign (MUTCD W2-2) on the southbound approach to this intersection.
- Also, consideration could be given to modifying the posted speed limit zones on Struthers Road near this intersection to shift the 40-mph zone north such that a 40-mph speed limit sign is posted for southbound traffic between Spanish Bit and Struthers Ranch Road.

The deviation will not adversely affect safety or operations.

- The proposed “intersection ahead” warning sign (MUTCD W2-2) would alert motorists of the limited intersection sight distance for traffic entering the roadway from Struthers Ranch Road (turning left onto southbound Struthers) to anticipate the potential need to slow and/or change lanes.
- Although the intersection sight distance is less than the calculated requirement, there would be sufficient stopping sight distance to allow a southbound motorist to slow (to a stop, if necessary) to avoid a collision. The ECM (and AASHTO) **stopping** sight distance for a 50-mph design speed is 425 feet.

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

- The only potential maintenance cost would be associated with the proposed warning sign.

The deviation will not adversely affect aesthetic appearance.

- Traffic signs are associated with any roadway – so no change in aesthetic appearance.

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

- Struthers Road/Struthers Ranch Road is an existing intersection and this is an existing deficiency. A common method of mitigating a substandard condition is with the use of signage/markings. Although the intersection sight distance is less than the calculated requirement, there would be sufficient stopping sight distance to allow a southbound motorist to slow (to a stop, if necessary) to avoid a collision.

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.

- Water quality will be provided.

**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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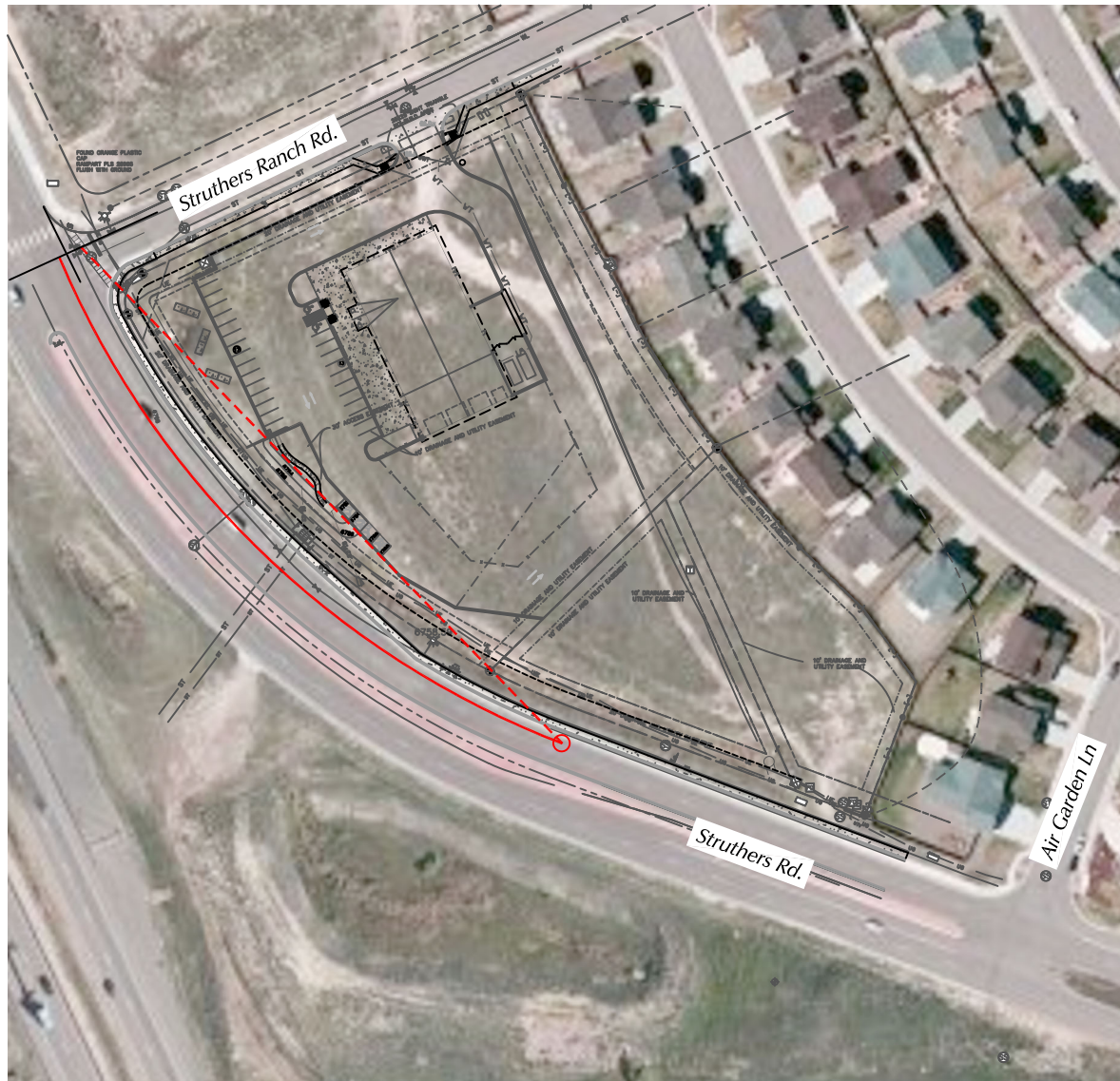
**Denied by the ECM Administrator**

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

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**ECM ADMINISTRATOR COMMENTS/CONDITIONS:**

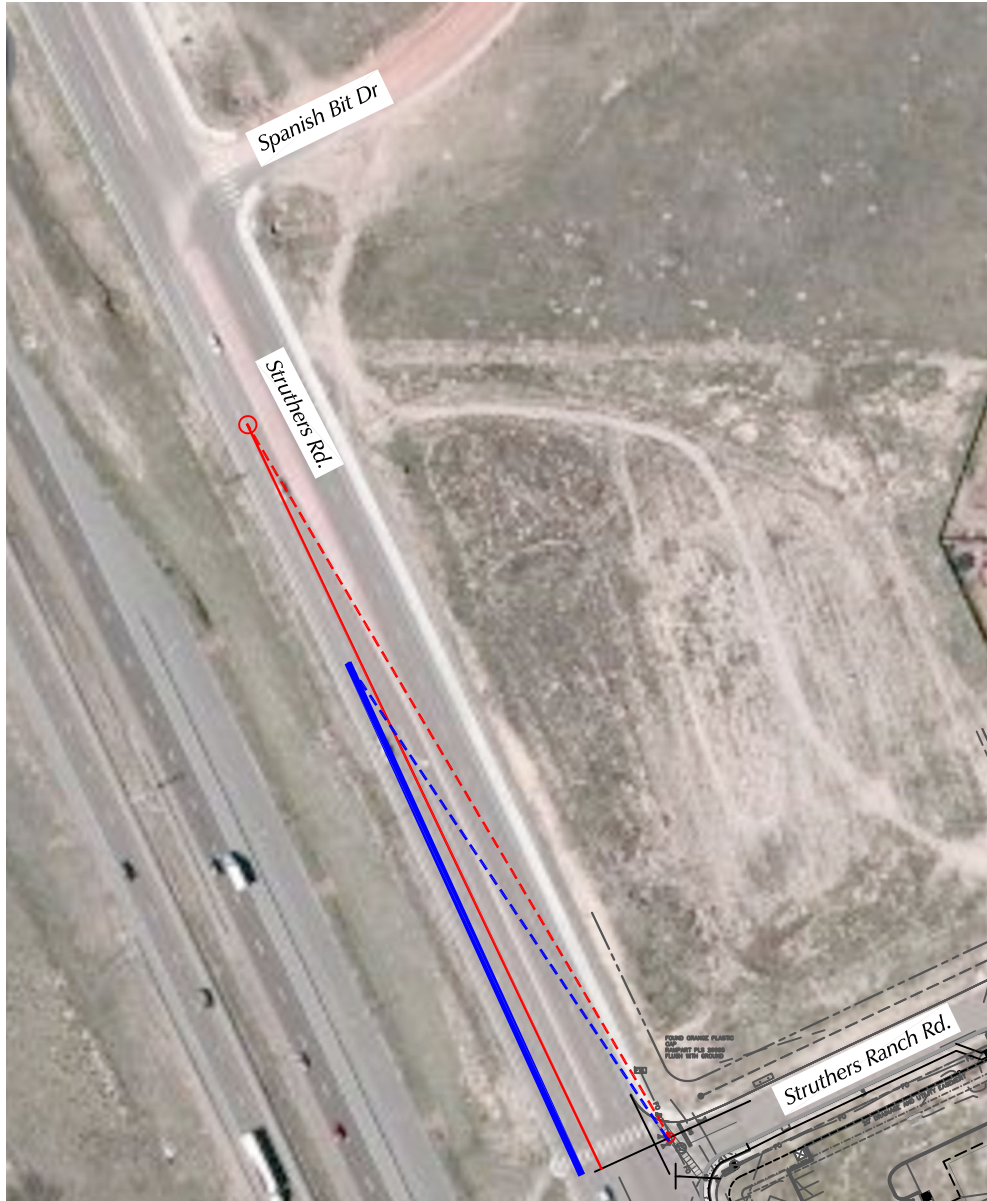



Approximate Scale  
1" = 150'

- = 590' Required Sight Distance
- - - = Line of Sight for 590' of Intersection Sight Distance

Exhibit 1  
**Intersection Sight Distance**  
*(Struthers Ranch Rd to the South)*

Struthers - Polaris RMC (LSC #204111)



  
 Approximate Scale  
 1" = 150'

- = 645' Required Intersection Sight Distance
- - - = Line of Sight for 590' of Intersection Sight Distance
- = Stopping Sight Distance
- - - = 450' Field-Measured Sight Distance

Exhibit 2  
*Intersection Sight Distance*  
*(Struthers Ranch Rd to the North)*

Struthers - Polaris RMC (LSC #204111)