

Planning and Community Development Department 2880 International Circle

DEVIATION REQUEST AND DECISION FORM

757 1801 S	Colorado Springs, Colorado 80910 Phone: 719.520.6300 Fax: 719.520.6695 Website www.elpasoco.com	After discussion with the engineering manager, a deviation request for the removal of the 5.5' buffer in not required as the proposed roadway cross section (sidewalk/C&G/paved width) meets the County
PROJECT INFORMA	ATION	standard (urban local low volume) and ROW width is
Project Name :	HAVEN VALLEY	a private road allowance included in LDC8.4.4.E.3.
Schedule No.(s):	6512200001	
Legal Description :	ELY 780 FT OF N2NW4NW4 SEC 12-	Comments have been provided in the TIS regarding the classification of the proposed roadway and the
APPLICANT INFORM	MATION	adequacy of an urban local low volume cross section. Should a roadway cross-section be proposed that
Company:	DREXEL, BARRELL & CO.	differs from the County standards, a deviation request
Name :	TIM MCCONNELL	will be required.
[☐ Owner ☒ Consultant ☐ Contract	ctor
Mailing Address:	3 SOUTH 7 TH STREET, COLORADO S	SPRINGS, CO 80905
Phone Number :	719-260-0887	
FAX Number :		
Email Address :	tmcconnell@drexelbarrell.com	
ENGINEER INFORM		
Company	DDEVEL BADDELL & CO	

Company: DREXEL, BARRELL & CO.

Name: TIM MCCONNELL Colorado P.E. Number: 33797

Mailing Address: 3 SOUTH 7TH STREET, COLORADO SPRINGS, CO 80905

Phone Number: 719-260-0887

FAX Number:

Email Address: tmcconnell@drexelbarrell.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.	representations mad	de in the application a	and may be revoked on any b	reacti of representa
Signature of owner (or authorized representative)			Date	
Engineer's Seal, Signature And Date of Signature	Γ	Г		
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DEVIATION REQUEST	(Attach	diagrams,	figures,	and other	documentation	to clarify request)	
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A deviation from the standards of or in Section 2.2.4.B.	of the Engineering Criteria Manual (ECM) is requested.
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Identify the specific ECM standard which a deviation is requested:
Section 2.2.4.B.7, Figure 2-17 Typical Urban Local (low volume) Cross Section – specifically, the 50' Total ROW width.
State the reason for the requested deviation:
This deviation is a request for approval of an alternate private roadway cross section.
This deviation is a request for approval of all alternate private readway cross section.
Explain the proposed alternative and compare to the ECM standards (May provide applicable regional or national standards used
ac pacie).
as basis): The private street costion is prepared as 20 ft from back of sidewalk to back of sidewalk. A 5 5 ft public utility and stormwater.
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(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: The size and topographical constraints of this site have resulted in the need for narrower street section than that outlined in the ECM. The privately owned and maintained roadway pavement and sidewalk are to remain within criteria, but with a reduced buffer behind the sidewalk on either side. This 5.5-ft buffer is proposed to be utilized as a public utility and stormwater easement.
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.
The proposed private street section will provide for the intended result by allowing for a roadway width within criteria, but with reduced buffer on either side to allow for development within the site constraints.
The deviation will not adversely affect safety or operations.
No impact to safety or operations is anticipated by this design as the street pavement and sidewalk width are both within criteria.

LIMITS OF CONSIDERATION

The deviation will not adversely affect maintenance and its associated cost.
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REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator		
This request has been determined to have met the criteria for approval hereby granted based on the justification provided.	A deviation from Section	of the ECM is
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Denied by the ECM Administrator	A deviation from Continu	of the FOM is
This request has been determined not to have met criteria for approval hereby denied.	A deviation from Section	_ of the ECIVI IS
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ECM ADMINISTRATOR COMMENTS/CONDITIONS:		

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.