



**Development Services
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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): 10611 Maltese Point
Tax Schedule ID(s) #: 53111-01-009, 53111-01-010
Legal Description of Property: Lots 9&10 Rolling Thunder Business Park, Fil. No. 1

Subdivision or Project Name:
Lots 9&10, Rolling Thunder Business Park,
Fil. No. 1

Section of ECM from Which Deviation is Sought: Appendix I Section 1.7.1.B - BMPs for New Development of Significant Redevelopment
Specific Criteria from Which a Deviation is Sought: Providing Water Quality for Entire Development _____

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 BMPs for New Development of Significant Redevelopment
Specific Criteria from Which a Deviation is Sought: Providing Water Quality for Entire Development _____

Proposed Nature and Extent of Deviation: Approximately 9.5% (0.16 acres of 1.680 acres) of the proposed development will not reach the existing EDB designated for this area. (0.08 acre portion is onsite and 0.08 acre portion is offsite within the right of way, see drainage map for highlighted area of onsite portion) The flows generated by Basin D is a proposed landscaped area that flows shall drain directly to Golden Sage Road and will eventually outfall to an existing storm sewer collection system at the Southwest corner of Lot 9 and ultimately discharges to the East Fork Sand Creek. The Rolling Thunder Business Park Owners Association is responsible for the maintenance of the existing EDB. The proposed develop shall not adversely affect the downstream infrastructure.

This deviation request is based on the ECM Appendix I Section 1.7.1.B - BMPs for New Development of Significant Redevelopment standard that requires 100% of all runoff shall be captured in an approved BMP. Per the MS4 permit Section 4.a.IV. (A) has an deviation allowance for up to 20% of a site's runoff area (not to exceed 1 ac) can be excluded from this ECM requirement if it's determined that a certain portion of the development is uncaptuable due to topography limitations.

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 proposed site is higher in elevation in relation to the surrounding adjacent streets (Golden Sage and Rolling Thunder Way) and therefore there are perimeter portions of this development that will have to transition to the existing street elevations via a 3:1 slope. These transitional areas are unable to be captured in the EDB and will require to outfall directly to the existing inlet at the intersection of Golden Sage and Rolling Thunder Way. The site elevation is set from the access road of Maltese Point which is the entrance to this development. (See attached drainage report for more specific details of topography).

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.

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

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.

This deviation request is not based on a financial consideration. This request is based on the constraints of the existing topographic configuration of the site in relation to the existing streets and existing elevation of the EDB.

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

This design meets the intent for drainage, and does not create a safety or operation concern or maintenance issue. The majority of the flows from the impervious surface areas of the development shall be directed to the EDB for water quality treatment. There are minimal flows that are unable to be captured in the EDB, per reasons stated above and most of these uncapturable flows will run through landscaped areas of (granite rock, bushes, trees, etc) before being intercepted by the existing curb inlet at the intersection of Golden Sage and Rolling Thunder Way and then ultimately being conveyed to the E. Fork Sand Creek drainage channel.

The deviation will not adversely affect safety or operations.

Per the original drainage report for the Roller Thunder Business Park, the inlet at the intersection was sized for the runoff flows as described in this deviation request. The proposed design of this development has reduced the amount of flows directed to the inlet from what was approved by utilizing a swale along the western side of the building and directing these flows through the parking lot and to the EDB. Therefore no safety or operation / maintenance concerns or issues are anticipated with the approval of this deviation request.

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

The areas per this deviation request will be landscaped with granite rock, shrubs and trees, etc. The flows from this area are anticipated to be minimal with slower travels times. Therefore, no maintenance or associated cost concerns or issues are anticipated with the approval of this deviation request.

The deviation will not adversely affect aesthetic appearance.

The areas per this deviation request will be landscaped with granite rock, shrubs and trees. Therefore, no adverse aesthetic appearance effects are anticipated with the approval of this deviation request.

Application Consideration:

Criteria for Approval:

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] _____ Date 1/17/19

[Signature] _____ Date 1/17/19

Signature of Engineer _____ Date _____


Engineer's Seal



Review and Recommendation:

APPROVED by the ECM Administrator

Approved
by Jeff Rice
El Paso County Planning and Community Development
on behalf of Elizabeth Nijkamp, Engineering Review Manager
01/22/2019 2:36:47 PM



_____ Date _____
This request has been determined to have met the criteria for approval. A deviation from Section 1.7.1.B 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.

