



Planning and Community
Development Department
2880 International Circle
Colorado Springs, Colorado 80910
Phone: 719.520.6300
Fax: 719.520.6695
Website www.elpasoco.com

DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	Mayberry Phase 1 PUD Amendment
Schedule No.(s) :	3414201030
Legal Description :	See attached plan sheet

APPLICANT INFORMATION


Company :	
Name :	John Mick
	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	3296 Divine Heights #207 Colorado Springs, CO 80922
Phone Number :	541-810-2122
FAX Number :	
Email Address :	johnmick@mayberrycoloradosprings.com

ENGINEER INFORMATION

Company :	LSC Transportation Consultants, Inc.	Colorado P.E. Number :	31684
Name :	Jeffrey C. Hodsdon		
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.



3/10/2022

Signature of owner (or authorized representative)

Date

Engineer's Seal, Signature
And Date of Signature



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

A deviation from the standards of or in **Section F SD_2-77 "Urban Knuckle"** of the Engineering Criteria Manual (ECM) is requested. Please refer to the Deviation Exhibit Nos. 1a, 1b, 2 and 3. The specific locations are shown in Deviation Exhibits 1a and 1b.

Identify the specific ECM standard which a deviation is requested:

The request is a modification to/deviation from **Section F SD_2-77 "Urban Knuckle,"** specifically the standard sight-distance triangle (SDT) length.

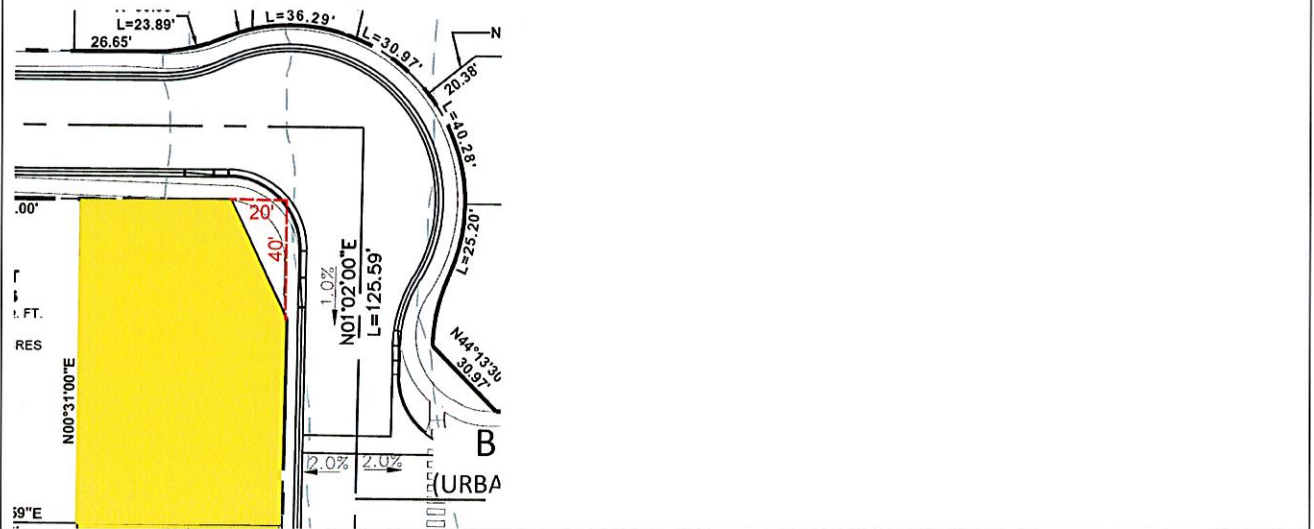
State the reason for the requested deviation:

The deviation is needed to accommodate a driveway on the corner lots adjacent to the inside radius of the affected knuckles.

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

The proposed alternative, shown in the attached Deviation Exhibit 2 (below), would modify the length of the standard sight-distance-triangle leg from 40' and 20' along the street leg (extending back from the knuckle) onto which the corner lot will have driveway access. This is shown for several locations, which are shown in the attached Deviation Exhibits 1a and 1b. A copy of the ECM Urban Local Knuckle standard plan sheet (SD_2_77) is also attached for reference. The standard plan sheet shows several standard dimensions, including the inside radii and the sight-distance triangle (SDT) dimensions.

Deviation Exhibit 2:



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:

The change to the sight-distance-triangle leg length is needed along the street leg (extending back from the knuckle) onto which the corner lot will have driveway access. This change is needed to be able to provide for a driveway for the corner lot.

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 deviation will allow for sufficient Stopping Sight Distance on the horizontal curve, which is the intended result of the sight-distance-triangle leg lengths.

The deviation will not adversely affect safety or operations.

The inside edge of pavement radius is 37 feet (the same as SD_2_77) and the centerline radius through this 90-degree curve/knuckle is 52 feet. Please refer to the attached Deviation Exhibit 3. Assuming a design speed of 15 mph around the curve of this knuckle, the required stopping sight distance is 80 feet. Based on Figure 2-21 in the ECM, the required "M," middle ordinate distance, centerline of inside lane to obstruction is 14.6 feet. Exhibit 3 shows the M value for the proposed sight-distance-triangle leg lengths. The measured M is 14.7. Therefore, the Stopping Sight Distance, 82 feet, on Horizontal Curve 2.3.6.C would be met.

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

The maintenance would not adversely be affected, as the area of the sight triangle needing to be kept clear of obstructions would be smaller with the deviation.

The deviation will not adversely affect aesthetic appearance.

The aesthetic appearance would not be adversely affected, as the area outside of the fenced yard requiring maintenance would actually be reduced. This is an area often neglected, so less area to maintain would be a positive rather than a negative.

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

The deviation would meet the intent and purpose of the standard plan, which is to ensure sufficient Stopping Sight Distance on the horizontal curve.

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.

See civil plans. The site meets the requirements of the County's MS4 and two full-spectrum detention ponds are proposed for the development.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section F, SD 2-77 of the ECM is hereby granted based on the justification provided.

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APPROVED
Engineering Department

03/17/2022 11:17:20 AM
dsdnijkamp

**EPC Planning & Community
Development Department**

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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:

MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO

AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



NES, Inc.
 6150 N. Cascade Avenue, Suite 200
 Colorado Springs, CO 80903
 Tel: 719.471.0073
 Fax: 719.471.0267
 www.nescolorado.com
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MAYBERRY
 PHASE 1
 AN AMENDMENT TO
 ELLICOTT TOWN CENTER
 PHASE 1 PUD
 PRELIMINARY PLAN
 EL PASO COUNTY, CO

DATE: 12.27.2011
 PROJECT NO: 11-00000001
 DRAWING NO: 11-00000001-01

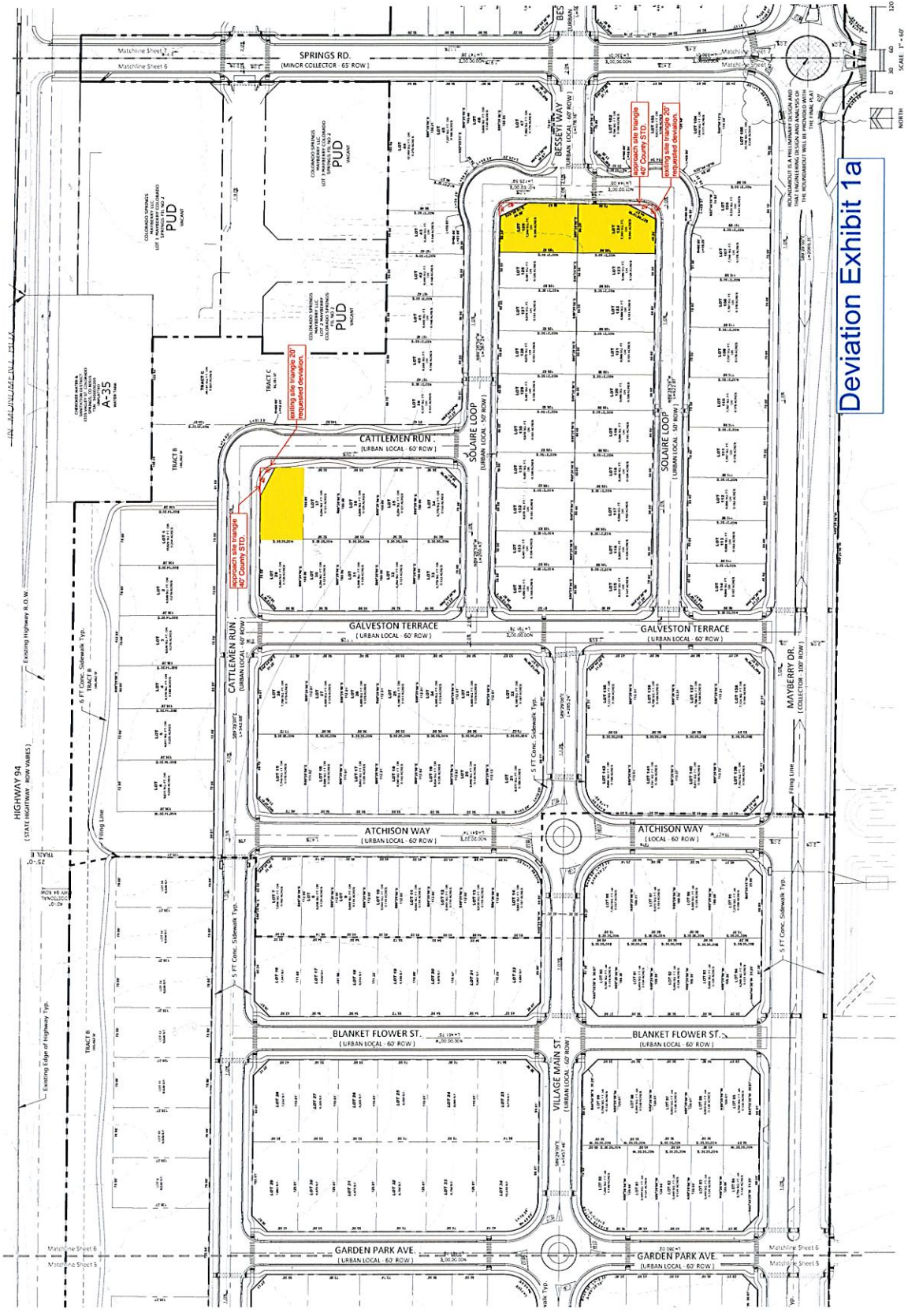
ENTITLEMENT

DATE: 12.27.2011
 PROJECT NO: 11-00000001
 DRAWING NO: 11-00000001-01

PUD PRELIMINARY
 SITE PLAN

6 OF 11


PUDSP-21-009



Deviation Exhibit 1a

MAYBERRY PHASE 1

EL PASO COUNTY, COLORADO
AN AMENDMENT TO ELLICOTT TOWN CENTER PHASE 1 PUD / PRELIMINARY PLAN



NBS
619 N. Cascade Avenue, Suite 200
Colorado Springs, CO 80903
Tel: 719-471-0073
Fax: 719-471-0262
www.nbscolorado.com
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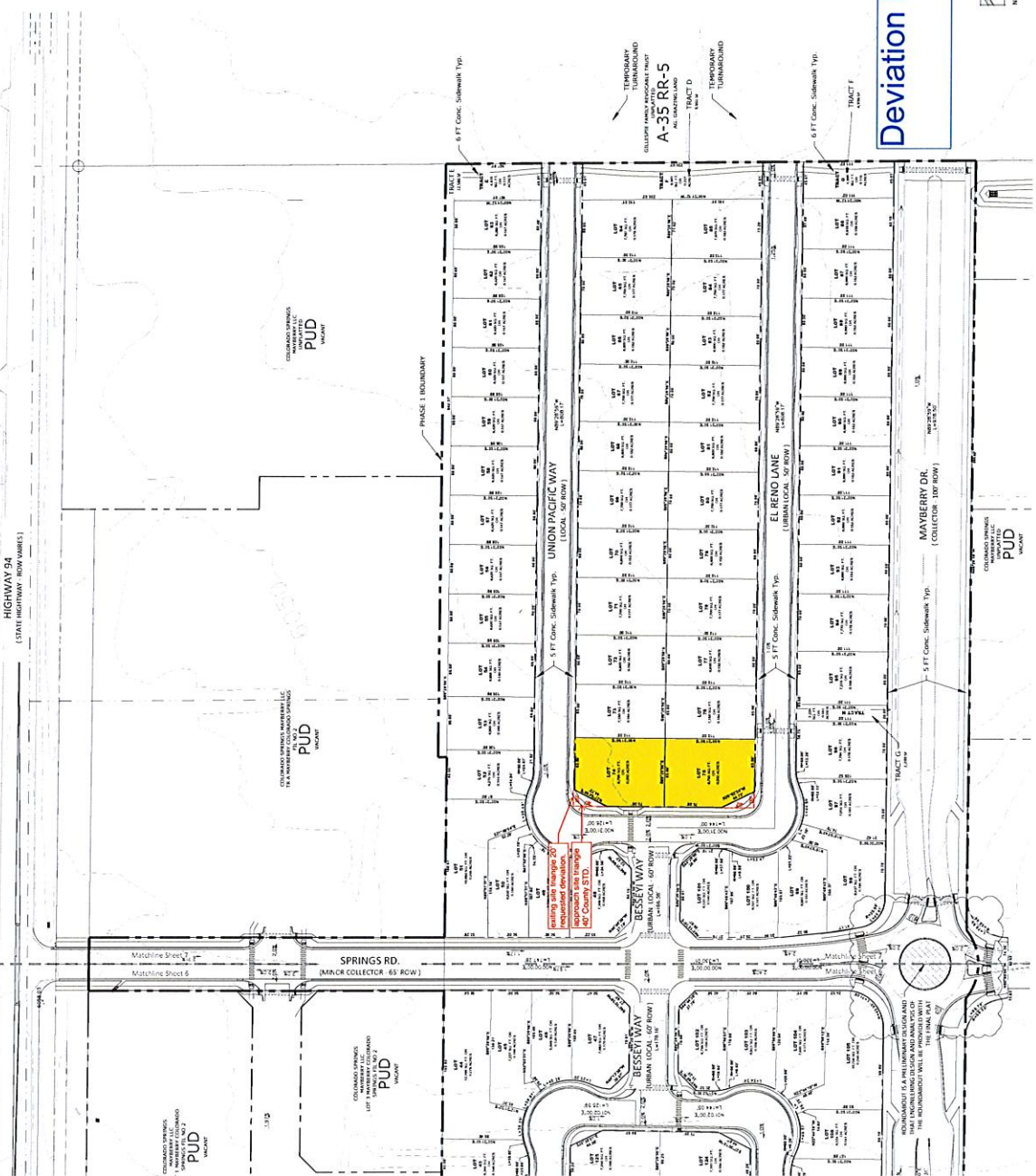
MAYBERRY
PHASE 1
AN AMENDMENT TO
ELLICOTT TOWN CENTER
PHASE 1 PUD
DEVELOPMENT /
PRELIMINARY PLAN
EL PASO COUNTY, CO

DATE: 08/28/2012
PROJECT NO.: A-35 RR-5
DRAWN BY: [Redacted]

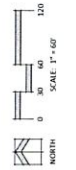
ENTITLEMENT

PUD PRELIMINARY
SITE PLAN

7 OF 11
PUDSP-21-009

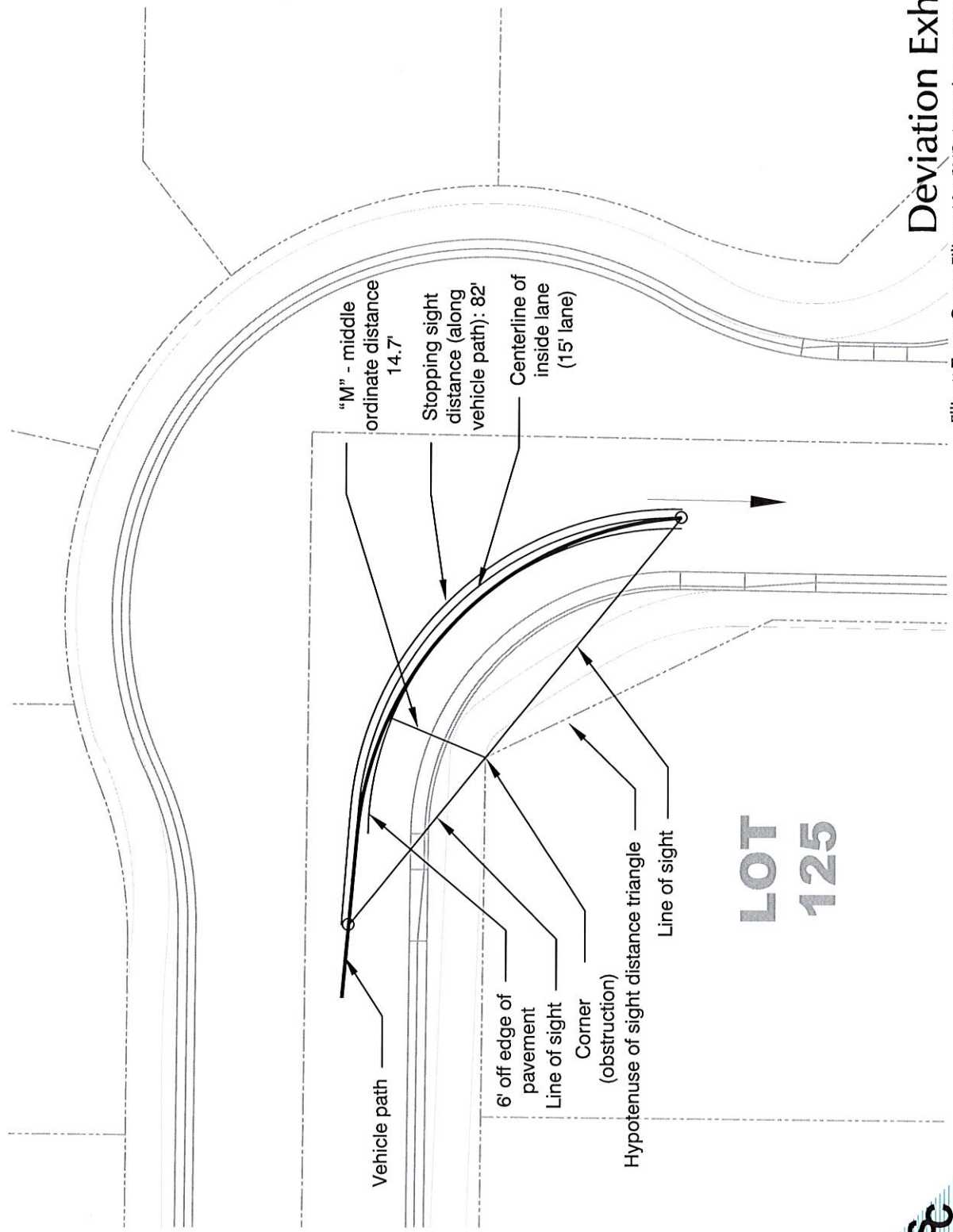


Deviation Exhibit 1b





Not to
scale



**LOT
125**

Deviation Exhibit 3

Ellicott Town Center Filings 1&4 PUD Amendment (LSC# S214300)

