



Planning and Community
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DEVIATION REQUEST AND DECISION FORM

Updated: 9/21/2020

PROJECT INFORMATION

Project Name : Liberty Tree Academy, Phase 2
Schedule No.(s) : PPR2018
Legal Description : Lot 1178, Woodmen Hills Filing #10

APPLICANT INFORMATION

Company : Liberty Tree Building Corp.
Name : Michael Peterson
☒ Owner ☐ Consultant ☐ Contractor
Mailing Address : 8579 Eastonville Road
Falcon, CO 80831

Phone Number : 719-822-3799
FAX Number :
Email Address :

ENGINEER INFORMATION

Company : Matrix Design Group
Name : David Kline PE, PTOE
Mailing Address : 1601 Blake Street, #200
Denver, CO 80202

Phone Number : 303-572-0200
FAX Number : 303-572-0202
Email Address : dave_kline@matrixdesigngroup.com

Colorado P.E. Number : 24520

OWNER, APPLICANT, AND ENGINEER DECLARATION

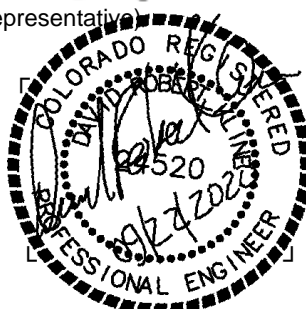
To the best of my knowledge, the information on this application and all additional or supplemental documentation is true, factual and complete. I am fully aware that any misrepresentation of any information on this application may be grounds for denial. I have familiarized myself with the rules, regulations 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)

9/22/2020

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 **2.3.7 Intersections** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Section 2.3.7.D.1 Exclusive Left Turn Lane:
Snaffle Bit Left Turn Lane

Section 2.3.7.E Turn Lane Design
Left Lane Length – Northbound Snaffle Bit Rd and Southbound Motley Rd

State the reason for the requested deviation:

Section 2.3.7.E Turn Lane Design: Left Lane Length Northbound Snaffle Bit Rd and Southbound Motley Rd
The Eastonville Rd segment between Snaffle Bit Rd and Motley Road is 410 feet in length, which is insufficient to accommodate the left turn lane design standards presented ECM. The Eastonville Rd northbound left turn volume at Snaffle Bit Rd does not require a turn lane, however, to minimize impedance on Eastonville Rd one is proposed.

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

Section 2.3.7.E Turn Lane Design: Left Lane Length Northbound Snaffle Bit Rd and Southbound Motley Rd
To allow flexibility in the school site circulation plan southbound the left turn lane geometry is assumed to consists of a total of 375 feet (140 ft taper, 85 ft lane and 150 ft storage). The standards require at total length of 425 feet (140 ft taper, 135 ft lane and 150 ft storage). On minor arterials FHWA an CDOT standards allow for some deceleration in the through traffic lane.

Left Turn Lane Design: Snaffle Bit Left Turn Lane: The left turn lane geometry consists of a total of 175 feet (140 ft taper, and 35 ft storage). The standards require at total length of 325 ft (140 ft taper, 135 ft land, and 50 ft storage). On minor arterials FHWA an CDOT standards allow for some deceleration in the through traffic lane.

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:

Section 2.3.7.E Turn Lane Design: Left Lane Length Northbound Snaffle Bit Rd and Southbound Motley Rd
 Since the existing intersection creates limitations the left turn geometry should be modified to favor the site specific conditions.

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.

Section 2.3.7.E Turn Lane Design: Left Lane Length Northbound Snaffle Bit Rd and Southbound Motley Rd
 The proposed design is intended to take full advantage of the existing condition and add flexibility in serving traffic entering the school site. The proposed deviation will result in deceleration of approximately 5 mph in the through lane. The proposed design meets the intent of the ECM criteria.

Exclusive Left Turn Lane: Snaffle Bit Left Turn Lane

The proposed left turn is discretionary, and its implementation is to support the operation of the Eastonville Rd corridor. The proposed design meets the general intent of the ECM and supports traffic operations

The deviation will not adversely affect safety or operations.

Section 2.3.7.E Turn Lane Design: Left Lane Length Northbound Snaffle Bit Rd and Southbound Motley Rd

The proposed left turn lane geometry will result in some decelerate in the through lane which is not uncommon on a minor arterial corridor. This condition is not a safety concern and is an operational circumstance which does not adversely impact the corridor.

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

Section 2.3.7.E Turn Lane Design: Left Lane Length Northbound Snaffle Bit Rd and Southbound Motley Rd

Not additional maintenance is anticipated. The proposed improvements will be funded by the school development.

The deviation will not adversely affect aesthetic appearance.

The improvement meets the neighborhood character and does not have an adverse impact on aesthetic appearance.

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

The design is in general accordance with County design guidelines intent and purpose. The northbound left turn is minimal at approximately less than 10 vehicles is both the am and pm peak hour. Synchro result indicate a queue length of 0 feet in the 2040 condition.

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.

Section 2.3.7.E Turn Lane Design: Left Lane Length Northbound Snaffle Bit Rd and Southbound Motley Rd:

Internal to the project the stormwater drainage is collected in a local detention pond and meets the MS4 permit and water quality requirements. The site grading construction activities are protected with erosion control per County guidelines. The construction activities within Eastonville Rd consist of restriping and a curb cut associated with the new access. In general, the Eastonville Rd drainage remains the same as highlighted in the Drainage Report.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section 2.3.7 of the ECM is hereby granted based on the justification provided.

┌ **APPROVED** ┐
Engineering Department

09/23/2020 5:24:15 PM
dsdnijkamp

└ **EPC Planning & Community** ┘
Development Department

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:

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

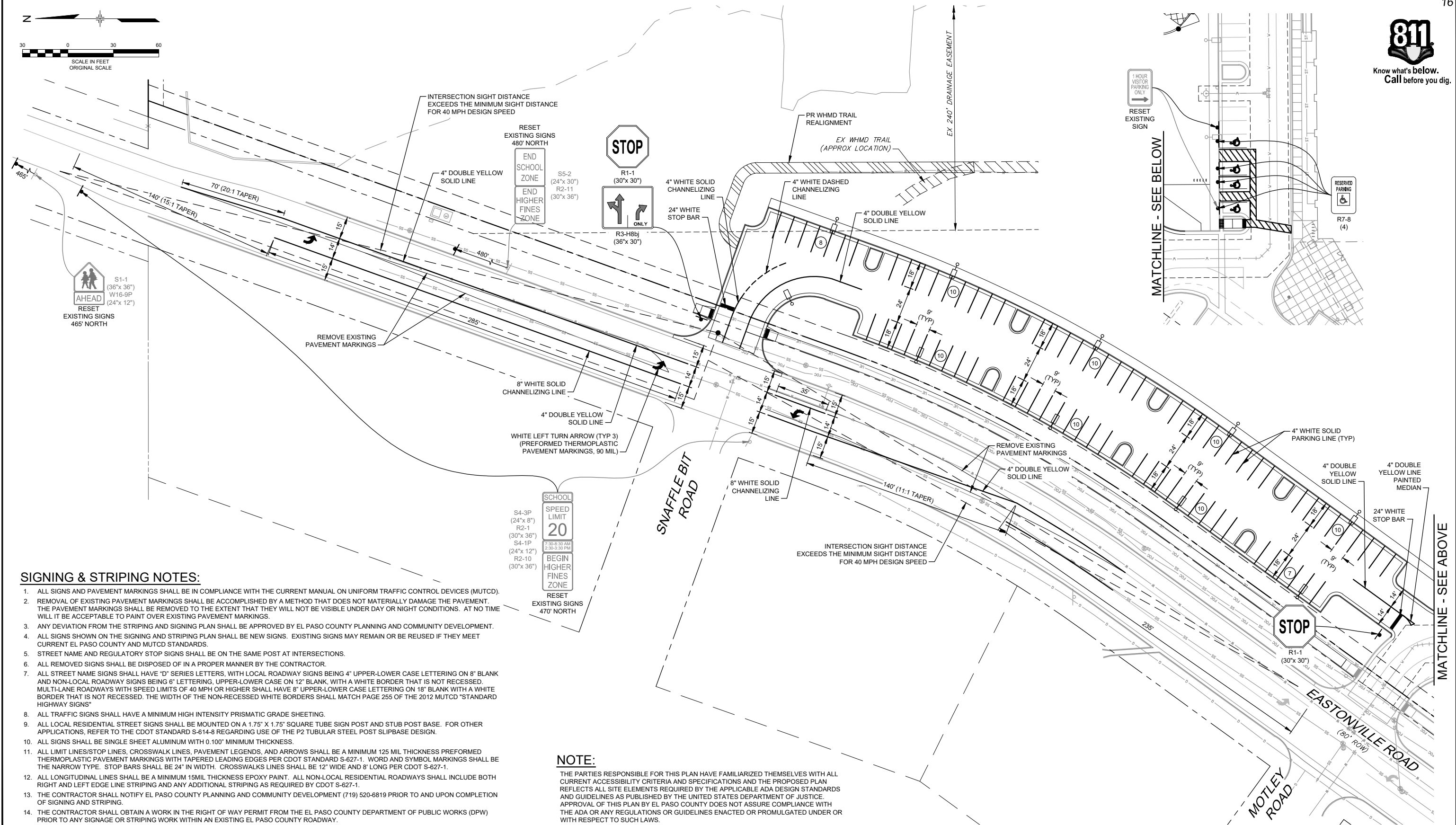
The review shall ensure all criteria for approval are adequately considered and that justification for the deviation is properly documented.

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.



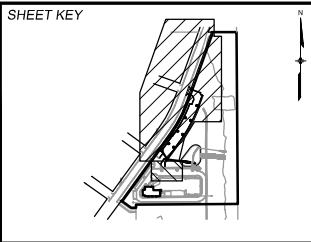
SIGNING & STRIPING NOTES:

1. ALL SIGNS AND PAVEMENT MARKINGS SHALL BE IN COMPLIANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. REMOVAL OF EXISTING PAVEMENT MARKINGS SHALL BE ACCOMPLISHED BY A METHOD THAT DOES NOT MATERIALLY DAMAGE THE PAVEMENT. THE PAVEMENT MARKINGS SHALL BE REMOVED TO THE EXTENT THAT THEY WILL NOT BE VISIBLE UNDER DAY OR NIGHT CONDITIONS. AT NO TIME WILL IT BE ACCEPTABLE TO PAINT OVER EXISTING PAVEMENT MARKINGS.
3. ANY DEVIATION FROM THE STRIPING AND SIGNING PLAN SHALL BE APPROVED BY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT.
4. ALL SIGNS SHOWN ON THE SIGNING AND STRIPING PLAN SHALL BE NEW SIGNS. EXISTING SIGNS MAY REMAIN OR BE REUSED IF THEY MEET CURRENT EL PASO COUNTY AND MUTCD STANDARDS.
5. STREET NAME AND REGULATORY STOP SIGNS SHALL BE ON THE SAME POST AT INTERSECTIONS.
6. ALL REMOVED SIGNS SHALL BE DISPOSED OF IN A PROPER MANNER BY THE CONTRACTOR.
7. ALL STREET NAME SIGNS SHALL HAVE "D" SERIES LETTERS, WITH LOCAL ROADWAY SIGNS BEING 4" UPPER-LOWER CASE LETTERING ON 8" BLANK AND NON-LOCAL ROADWAY SIGNS BEING 6" LETTERING, UPPER-LOWER CASE ON 12" BLANK, WITH A WHITE BORDER THAT IS NOT RECESSED. MULTI-LANE ROADWAYS WITH SPEED LIMITS OF 40 MPH OR HIGHER SHALL HAVE 8" UPPER-LOWER CASE LETTERING ON 18" BLANK WITH A WHITE BORDER THAT IS NOT RECESSED. THE WIDTH OF THE NON-RECESSED WHITE BORDERS SHALL MATCH PAGE 255 OF THE 2012 MUTCD "STANDARD HIGHWAY SIGNS".
8. ALL TRAFFIC SIGNS SHALL HAVE A MINIMUM HIGH INTENSITY PRISMATIC GRADE SHEETING.
9. ALL LOCAL RESIDENTIAL STREET SIGNS SHALL BE MOUNTED ON A 1.75" X 1.75" SQUARE TUBE SIGN POST AND STUB POST BASE. FOR OTHER APPLICATIONS, REFER TO THE CDOT STANDARD S-614-8 REGARDING USE OF THE P2 TUBULAR STEEL POST SLIPBASE DESIGN.
10. ALL SIGNS SHALL BE SINGLE SHEET ALUMINUM WITH 0.100" MINIMUM THICKNESS.
11. ALL LIMIT LINES/STOP LINES, CROSSWALK LINES, PAVEMENT LEGENDS, AND ARROWS SHALL BE A MINIMUM 125 MIL THICKNESS PREFORMED THERMOPLASTIC PAVEMENT MARKINGS WITH TAPERED LEADING EDGES PER CDOT STANDARD S-627-1. WORD AND SYMBOL MARKINGS SHALL BE THE NARROW TYPE. STOP BARS SHALL BE 24" IN WIDTH. CROSSWALKS LINES SHALL BE 12" WIDE AND 8' LONG PER CDOT S-627-1.
12. ALL LONGITUDINAL LINES SHALL BE A MINIMUM 15MIL THICKNESS EPOXY PAINT. ALL NON-LOCAL RESIDENTIAL ROADWAYS SHALL INCLUDE BOTH RIGHT AND LEFT EDGE LINE STRIPING AND ANY ADDITIONAL STRIPING AS REQUIRED BY CDOT S-627-1.
13. THE CONTRACTOR SHALL NOTIFY EL PASO COUNTY PLANNING AND COMMUNITY DEVELOPMENT (719) 520-6819 PRIOR TO AND UPON COMPLETION OF SIGNING AND STRIPING.
14. THE CONTRACTOR SHALL OBTAIN A WORK IN THE RIGHT OF WAY PERMIT FROM THE EL PASO COUNTY DEPARTMENT OF PUBLIC WORKS (DPW) PRIOR TO ANY SIGNAGE OR STRIPING WORK WITHIN AN EXISTING EL PASO COUNTY ROADWAY.

NOTE:

THE PARTIES RESPONSIBLE FOR THIS PLAN HAVE FAMILIARIZED THEMSELVES WITH ALL CURRENT ACCESSIBILITY CRITERIA AND SPECIFICATIONS AND THE PROPOSED PLAN REFLECTS ALL SITE ELEMENTS REQUIRED BY THE APPLICABLE ADA DESIGN STANDARDS AND GUIDELINES AS PUBLISHED BY THE UNITED STATES DEPARTMENT OF JUSTICE. APPROVAL OF THIS PLAN BY EL PASO COUNTY DOES NOT ASSURE COMPLIANCE WITH THE ADA OR ANY REGULATIONS OR GUIDELINES ENACTED OR PROMULGATED UNDER OR WITH RESPECT TO SUCH LAWS.

REFERENCE DRAWINGS			
X-995-002-MDQ22x34 X-995-002-PR-BASE_PH-2 X-995-002-EX-BASE X-995-002-EX-BASE_PH-1 X-995-002-EX-MAP			
No.	DATE	DESCRIPTION REVISIONS	BY
COMPUTER FILE MANAGEMENT			
FILE NAME: R:120.995.002 (Liberty Tree Academy Additional Svcs)\Dwg\Sheets\CDs\ST01_PH2.dwg			
CTB FILE: ---			
PLOT DATE: 9/23/2020 9:18 AM			
THIS DRAWING IS CURRENT AS OF PLOT DATE AND MAY BE SUBJECT TO CHANGE.			



PREPARED FOR:
LIBERTY TREE ACADEMY

PREPARED BY:
Matrix
Excellence by Design

SEAL

FOR AND ON BEHALF OF
MATRIX DESIGN GROUP, INC.
PROJECT No. 20.995.002

LIBERTY TREE ACADEMY - PHASE 2				
TOWN OF PEYTON, EL PASO COUNTY CONSTRUCTION DOCUMENTS, PCD FILE NO. PPR-20-018				
SIGNING & STRIPING PLAN				
DESIGNED BY: ACR	SCALE: 1" = 30'	DATE ISSUED: SEPTEMBER 2020	DRAWING No. ST01	
CHECKED BY: DRK	HORIZ: NA	SHEET 16 OF 19		