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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	Sterling Ranch Filing No. 5
Schedule No.(s) :	5233302049
Legal Description :	TRACT B, BRANDING IRON FILING NO. 2, COUNTY OF EL PASO, STATE OF COLORADO

APPLICANT INFORMATION

Company :	Classic SRJ Land, LLC		
Name :	Loren Moreland		
	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Owner	Consultant	Contractor
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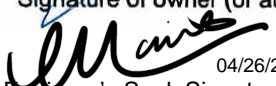
ENGINEER INFORMATION

Company :	JR Engineering	Colorado P.E. Number :	55894
Name :	Eva Maines		
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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) _____ Date 3/15/2024


 04/26/2024
 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 _____ of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

ECM Section 2.5.2.C.3 Accessible Curb Ramps at "T" intersections. All "T" intersections shall have a minimum of four curb ramps as shown in Figure 2-26 of ECM

State the reason for the requested deviation:

Lot access/driveways for lots 1-3 & 7-8 would be compromised if curb ramps are installed for N/S crossings of Manor House Way at the School House Drive or Abby House Lane intersections.

North/South crossings of Manor House Way are proposed in an acceptable distance between cross streets. One north/south crossing will happen 105' east from the centerline of Abby House Lane, and additional crossing will occur east of School House Dr. There also exists an additional north/south crossing at Dines Blvd, which is approximately 125' west of the School House Dr intersection centerline.

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

See Exhibit A for a sketch of the proposed accessible ramp layout of for Manor House Way.

From Exhibit A, it can also be noted that the north/south crossing in between Abby House Lane and School House Dr aligns with Tract B walking paths which then provides further access to the neighborhood in a convenient and safe manner.

Pedestrians will have frequent and safe access to cross roads without impacting driveways in an unsafe manner.

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:

Please refer to Exhibit A. North-south accessible ramp/crosswalks will be accessible within roughly 150' west and east of the intersections of the Manor House Way and School House Drive as well as Abby House Lane. This also allows for a more direct path from Tract B sidewalks paths to have a crossing point.

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.

This request is not based on financial considerations. The proposed ramp/crosswalk layout provides adequate accessible pedestrian access to the lots in the streets and the rest of the neighborhood. Tract B walking paths also benefits from these arrangements.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations. In fact, it will help create a more defined walking path that also utilizes Tract B paths as options to go south. Ramps are still being provided and ensure that the pedestrians have choices in terms of crossing roads. The deviation is not requesting "removal" of ramp requirements, solely an alternate location for said ramps at the T- intersections.

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

Maintenance of the El Paso County roadways will not be impacted. There is no change in any requirements as this deviation request is solely asking for an alternate location of said ramps to be approved.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance of the subdivision is not compromised by granting this deviation. In fact, this deviation will help maintain a cohesive frontage look by not having to adversely impact the driveways of lots by placing the ramps in an alternate location.

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

Yes, the deviation meets the design intent and purpose of the ECM standards and is a balance of the various ECM standards for roadway geometry and pedestrian access.

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.

Yes, the deviation meets the control measure requirements of Part I.E.3 and Part I.E.4 of the County's MS4 permit, this project is proposing Water Quality facilities as required by the criteria.

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:

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.