



Planning & Community
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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): 6809 Space Village Avenue _____
Tax Schedule ID(s) #: 5417000022 _____
Legal Description of Property: See Attachment

Subdivision or Project Name:
Kum & Go Store #692

Section of ECM from Which Deviation is Sought: Section I.7.3
Specific Criteria from Which a Deviation is sought: "Water quality detention is not to be incorporated into underground detention facilities"

Proposed Nature and Extent of Deviation: Olsson is proposing that underground detention be allowed on this project.

Applicant Information:

Applicant: Ryan Halder
Applicant is: Owner Consultant Contractor
Mailing Address: 5400 Westown Parkway, West Des Moines
Telephone Number: (515)457.6232
Email Address: Ryan.Halder@kumandgo.com
State: IA Postal Code: 50266
Fax Number: (515)223.9873

Engineer Information:

Engineer: Josh Erramouspe
Company Name: Olsson Associates
Mailing Address: 1880 Fall River Drive, Suite 200, Loveland
Registration Number: 42141
Telephone Number: (970)461.7733
Email Address: jerramouspe@olssonassociates.com
State: CO Postal Code: 80538
State of Registration: CO
Fax Number: (970)635.3709

Explanation of Request (Attached diagrams, figures and other documentation to clarify request):

Section of ECM from Which Deviation is Sought: Section I.7.3
Specific Criteria from Which a Deviation is sought: "Water quality detention is not to be incorporated into underground detention facilities"

Proposed Nature and Extent of Deviation: Olsson is proposing that underground detention be allowed on this project.

Reason for the Requested Deviation: Grading on the site is bound by two roads to the north and west (Space Village and Peterson Boulevard), as well as an existing commercial development to the south and east. There is limited storm sewer infrastructure in the area as well. It was not feasible to design the site utilizing a traditional above ground detention pond.

Comparison of Proposed Deviation to ECM Standard: ECM Standard does not allow for underground detention, and Olsson Associates is proposing the use of underground detention.

Applicable Regional or National Standards used as Basis: Underground detention is becoming a more popular and accepted solution for providing detention. As cities and counties are becoming increasingly constrained for space, there often times is not adequate area for a traditional above ground detention pond. Companies such as ADS have

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developed underground detention systems that meet or exceed the design of a traditional pond.

Application Consideration:

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.

There is not enough room on this site for a traditional above-ground detention pond, due to the only storm sewer outfall being an at-grade flared end section. The overall developer has also requested a below grade pond since we are developing the most visible piece of his property.

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.

Criteria for Approval:

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.

Underground detention is more expensive than a traditional above-ground detention pond. The applicant is willing to take on the extra financial cost to install an underground detention system.

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

Underground detention systems have been tested for water quality treatment, and in many cases, do a better job than a traditional above ground pond.

The deviation will not adversely affect safety or operations.

Putting the detention underground increases safety to the public, in that there is no longer steep slopes down into the pond.

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

Maintenance of the underground detention system would be similar to maintenance of any underground storm sewer system.

The deviation will not adversely affect aesthetic appearance.

The underground detention system will be out of sight, therefore there is no aesthetic drawback to this proposed system.

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 of owner (or authorized representative)

Date

9-6-17

9/8/2017

Signature of applicant (if different from owner)

Date

9/8/2017

Signature of Engineer

Date

Engineer's Seal



Review and Recommendation:
APPROVED by the ECM Administrator

Date

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

Lot 1 Legal Description:

A TRACT OF LAND LOCATED IN SECTION 17, TOWNSHIP 14 SOUTH, RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 17, MONUMENTED BY A 3.25" ALUMINUM CAP "PLS 22573", FROM WHICH THE NORTH QUARTER CORNER MONUMENTED BY A 3.25" ALUMINUM CAP STAMPED "LS 13830", BEARS N89°43'09"E, A DISTANCE OF 2651.73 FEET (BASIS OF BEARINGS); THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, N89°43'09"E, A DISTANCE OF 215.38 FEET; THENCE S00°16'51"E, A DISTANCE OF 50.00 FEET TO THE NORTHWESTERLY CORNER OF AN UNPLATTED LOT AS DEPICTED AT RECEPTION NUMBER 201095074 AND THE POINT OF BEGINNING;

THENCE FROM THE POINT OF BEGINNING, N89°43'09"E, A DISTANCE OF 194.35 FEET, PARALLEL WITH SAID NORTH LINE, TO THE NORTHWEST CORNER OF LOT 1, SPACE VILLAGE FILING NO. 2 AS DEPICTED IN PLAT BOOK B4 PAGE 177;

THENCE S00°16'19"E, A DISTANCE OF 160.89 FEET, DEPARTING SAID NORTH LINE, ALONG THE WEST LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE S00°16'19"E, A DISTANCE OF 83.74 FEET, DEPARTING SAID SOUTH LINE, ALONG AN EXTENSION OF SAID WEST LINE;

THENCE S53°01'03"W, A DISTANCE OF 33.08 FEET;

THENCE S89°46'09"W, A DISTANCE OF 113.34 FEET;

THENCE N38°14'49"W, A DISTANCE OF 23.36 FEET;

THENCE S89°43'21"W, A DISTANCE OF 223.75 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY OF PETERSON ROAD;

THENCE N00°43'21"W, A DISTANCE OF 45.92 FEET, ALONG THE SAID RIGHT OF WAY;

THENCE N42°20'43"E, A DISTANCE OF 271.74 FEET, TO THE POINT OF BEGINNING;

CONTAINING 1.769 ACRES OR 77,076 SQUARE FEET MORE OR LESS.