

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 :	Peaceful Ridge at Fountain Valley
Schedule No.(s) :	5515400002
Legal Description :	

APPLICANT INFORMATION

Company : Widefield Investment Group		
Name : Ryan Watson		
☑ Owner □ Consultant □ Contractor Mailing Address : 3 Widefield Blvd, Colorado Springs, CO 80911	Please address the below comments. The deviation is under review by the ECM	
Phone Number : 719-392-0194 FAX Number :	Administrator. You will be informed of the decision.	
Email Address : ryan@widefieldinvestmentgroup.com		

ENGINEER INFORMATION

Company :	HR Green		
Name :	Colleen Monahan	Colorado P.E. Number :	0056067
Mailing Address :	1975 Research Parkway, Suite 230, Colorado Springs, CO 80920		
Phone Number :	720-602-4999		
FAX Number :			
Email Address :	cmonahan@hrgreen.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.

Signature of owner (or authorized representative)

Engineer's Seal, Signature And Date of Signature



6/28/2023

Date



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

A deviation from the standards of or in Section Detail SD 2-75 and SD-2-78, Section 2.3.8 of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested: Cul-de-sacs shall have a minimum radius of 45 feet and a maximum length	h of 750 feet. h of 7
Include the ECM standards for an urban local knuckle are that is being deviated from (i.e. radius, etc).	

State the reason for the requested deviation:

Peaceful Ridge at Fountain Valley subdivision was previously platted. In order to avoid a re-platting of the site, modified cul-de-sac and knuckle designs are proposed. The modifications to the EPC knuckle and cul-de-sac design will keep public improvements within eh platted right-of-way.

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

Meeting the standard would result in right-of-way being constructed on personal property within an easement and not in public right-of-way.

State what the radius/design is for each knuckle and cul-de-sac and how the difference from ECM standard designs.

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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 subdivision has been recorded and construction drawings were previously approved. The subdivision has been modified to meet all applicable MS4 permit requirements. Revising the road layout would result in the plat needing to be vacated and replatted.

CRITERIA FOR APPROVAL

Per ECM section 5.8.7 the request for a deviation may be considered if the request is <u>not based exclusively on financial</u> <u>considerations</u>. The deviation must not be detrimental to public safety or surrounding property. The applicant must include supporting information demonstrating compliance with <u>all of the following criteria</u>:

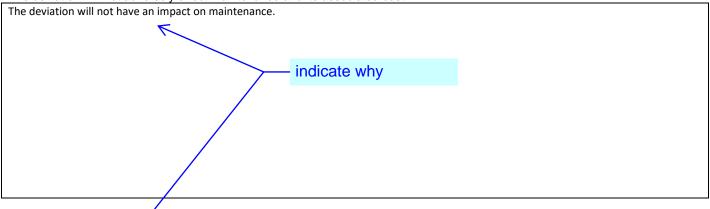
The deviation will achieve the intended result with a comparable or superior design and quality of improvement. The deviation request will result in a comparable design. The deviation will allow for safe travel of passenger vehicles as well as emergency response vehicles.

The deviation will not adversely affect safety or operations. Emergency vehicles will be able to navigate the knuckles.

> Provide autoturn exhibits showing the emergency vehicles can navigate the knuckles

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

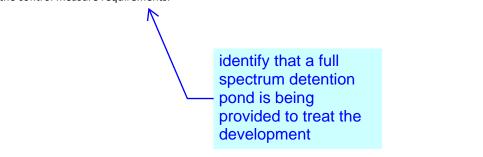


The deviation will not adversely affect aesthetic appearance. The deviation will have no impact on aesthetics.

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

The design and intent purposes of the ECM standards are to allow for safe travel and to allow for ongoing maintenance. The deviation will have no impact on the intent.

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. The deviation meets the control measure requirements.



REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for app hereby granted based on the justification provided.	roval. A deviation from Section	of the ECM is
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Denied by the ECM Administrator This request has been determined not to have met criteria for app hereby denied.	roval. A deviation from Section	of the ECM is
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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.

PCD File No. ____