



**Planning and Community
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**DEVIATION REQUEST
AND DECISION FORM**

Updated: 6/26/2019

PROJECT INFORMATION

Project Name :	Table Rock Homestead
Schedule No.(s) :	5100000012, 5100000026
Legal Description :	See Attached

APPLICANT INFORMATION

Company :	M.V.E., Inc.
Name :	David Gorman
	<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Consultant <input type="checkbox"/> Contractor
Mailing Address :	1903 Lelaray St., Suite 200 Colorado Springs, CO 80909
Phone Number :	(719) 635-5736
FAX Number :	
Email Address :	daveg@mvecivil.com

ENGINEER INFORMATION

Company :	M.V.E., Inc.	Colorado P.E. Number :	31672
Name :	David Gorman		
Mailing Address :	1903 Lelaray St., Suite 200 Colorado Springs, CO 80909		
Phone Number :	(719) 635-5736		
FAX Number :			
Email Address :	daveg@mvecivil.com		

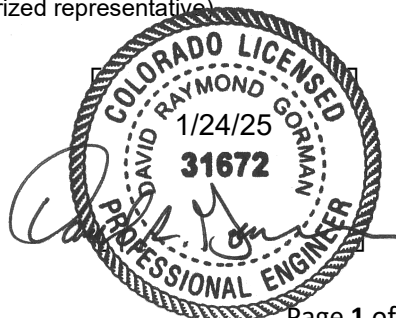
OWNER, APPLICANT, AND ENGINEER DECLARATION

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)

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 **2.3.8.A, Figure 2-31** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

ECM Section 2.3.8.A, Figure 2-31 indicates 2.0% maximum grade in rural cul-de-sacs, beginning at the cul-de-sac entrance and extending in all directions from the radius point.

State the reason for the requested deviation:

There is significant elevation relief throughout the Table Rock Homesteads site. The county requires the public roadway to extend to the east property line for potential future access to the adjacent east property. This has been provided on the proposed plat and construction documents with extension of Sunset Prairie Lane to the east property line which terminates at the property line with a cul-de-sac. However, the existing grade at the east cul-de-sac location exceeds 4%. If the ECM Criteria is applied, the east end of the cul-de-sac is excessively elevated above the existing grade creating tall fill slope on the east end of the cul-de-sac. Future extension of the roadway will also needlessly require significant filling making use of the road for future lot access difficult. Note that the proposed rural local roadway is to be gravel surfaced and the normal cross section will have 4% lateral cross slopes on each side of the centerline crown in compliance with El Paso County Standard Drawing SD 2-10.

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

The proposed alternative is to allow 3% slopes within the gravel cul-de-sac to maintain reasonable grades adjacent to the proposed roadway and enable future extension of the roadway to the east without excessive fill required at the east site boundary. The urban cul-de-sac standard allows 3% cul-de-sac according to ECM Section 2.3.8.A, Figure 2-31. Additionally, the proposed roadway is rural local gravel which is required to have 4% cross slopes on each side of the road centerline according to El Paso County Standard Drawing SD 2-10. It would be inconsistent with SD 2-10 to limit the cul-de-sac grades to 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 natural existing grade at the proposed cul-de-sac exceeds 4% and falls away from the site. Adhering to the 2% standard would create excessive slopes on the east side, making driveway connection difficult and forcing excessive fill slopes upon future extension of the roadway to the east. Requested deviation to increase the slopes in the cul-de-sac will create a hazardous condition and the slopes will still be less than the allowed cross slopes on the gravel roadway present throughout the rest of the site.

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.

Allowing the increased cul-de-sac slope of 3% will improve the roadway design and quality while preserving the safety and maintainability of the standard cul-de-sac.

The deviation will not adversely affect safety or operations.

The cul-de-sac will function to allow safe travel and turnaround movements. No aspects of safety or operation will be diminished.

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

Maintenance will be conducted in an identical manner and cost. The proposed deviation will have no effect on maintenance. The normal roadway cross slopes of the gravel local roadway are 4%. Therefore, the proposed cul-de-sac grades of 3% will not adversely affect maintenance.

The deviation will not adversely affect aesthetic appearance.

The proposed deviation will enhance aesthetic appearance of the site by decreasing height and horizontal extent of the fill slope necessary to tie the proposed roadway to the adjacent natural grade. The roadway grades will blend better with the adjacent property with decreased disturbance of the existing terrain.

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

The proposed design will allow safe use of the cul-de-sac while enhancing the accessibility and preserving the existing adjacent natural terrain.

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 proposed deviation request has no impact on control measure requirements specified by the County's MS4 Permit. All the appropriate stormwater control measures will be implemented by the project in accordance with the approved Drainage Report, Grading and Erosion Control Plan and Stormwater Management Plan (SWMP).

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.

Γ

Γ

L

J

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.

Γ

Γ

L

J

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.

SUNSET PRAIRIE LANE BEGIN STATION 0+00.00
 CENTERLINE DATA: STATION 0+00.00 N: 1468753.47' E: 3225031.61'
 S 53°23'16" E 100.00'
 STATION EQUATION STA 1+00.00 STA 8+32.87
 N: 1468698.11' E: 3225114.89'

S 53°23'16" E 588.43'

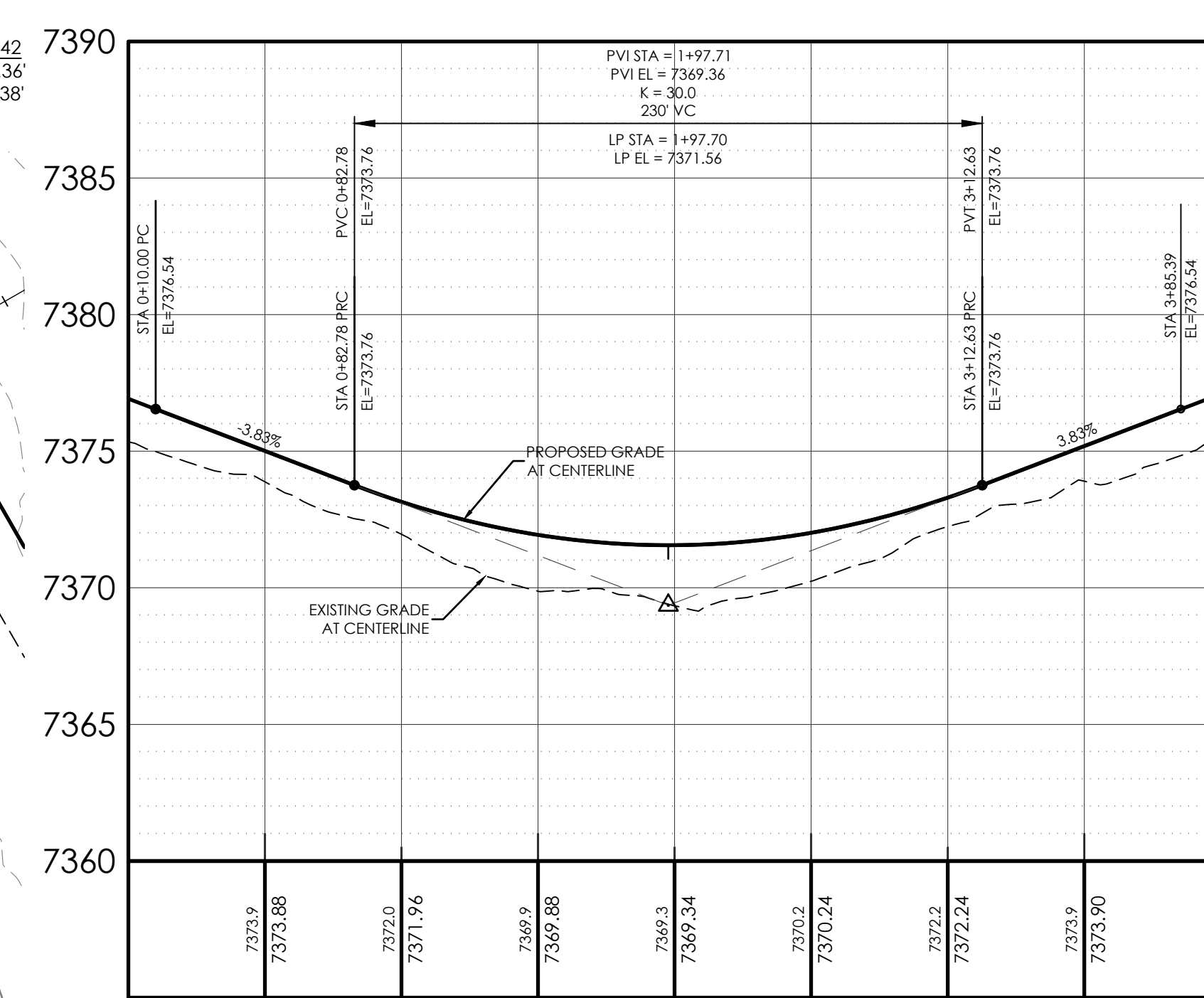
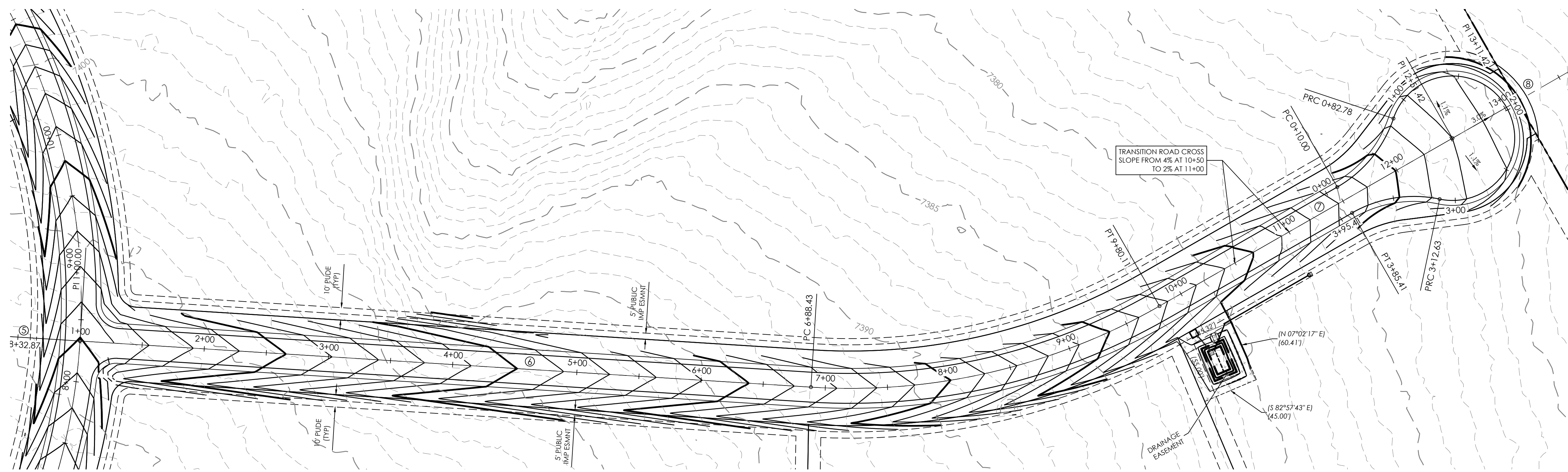
PC = 6+88.43
 PT = 9+80.11
 L = 291.68'
 $\Delta = 33°25'26"$
 R = 500'

S 89°48'42" E 271.31'

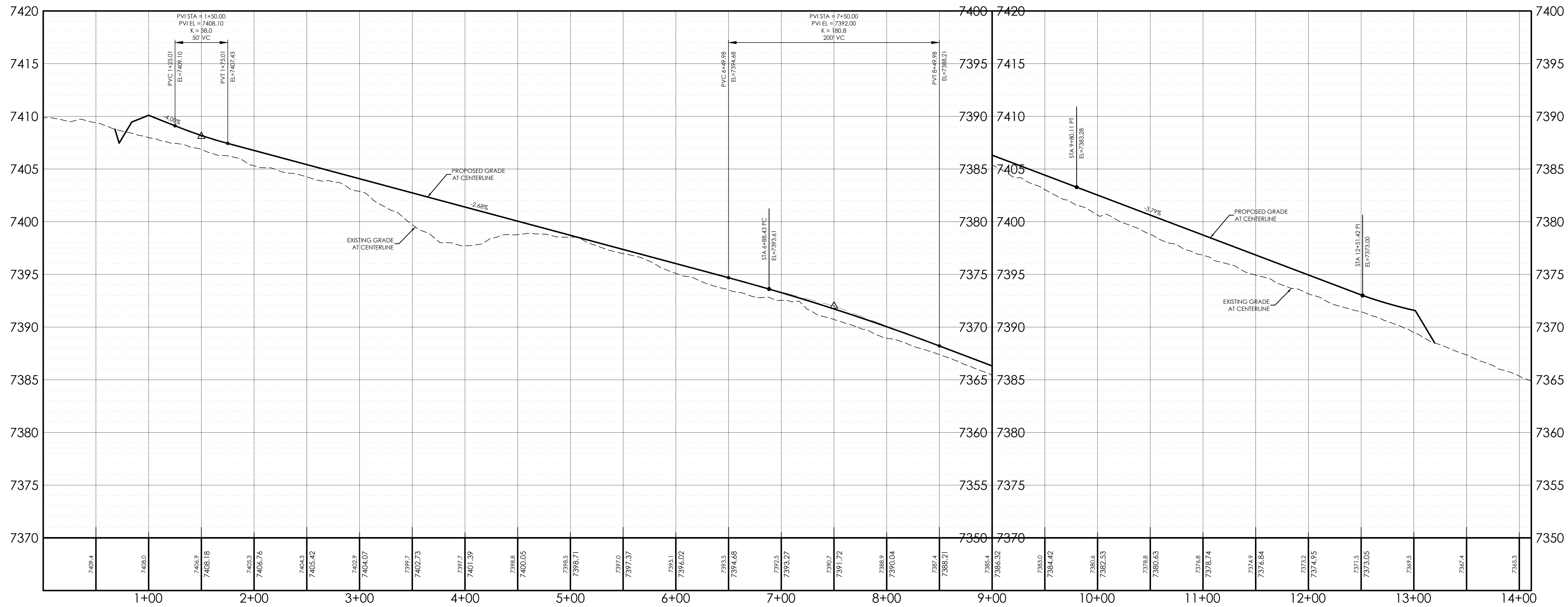
PI 12+51.42
 N: 1468287.88' E: 3226151.38'

S 89°48'42" E 160.00'

END STA 14+11.42
 N: 1468287.36' E: 3226311.38'

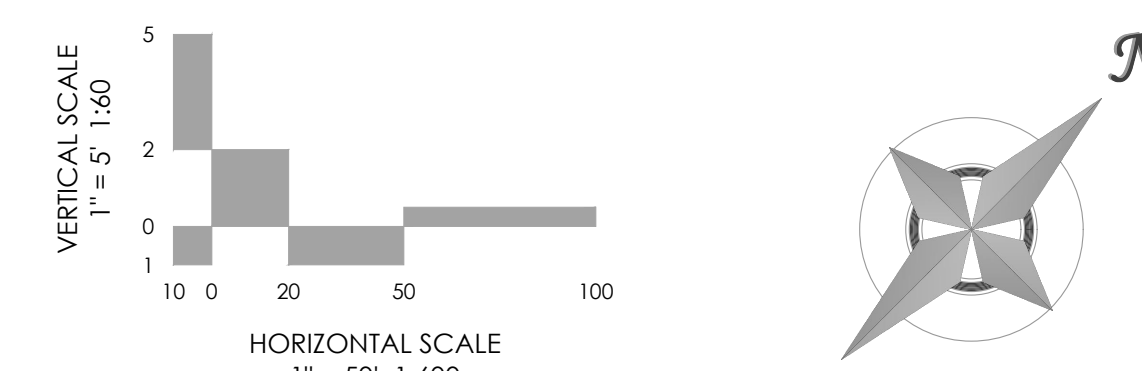


CUL-DE-SAC BULB PROFILE
 SCALE 1" = 50'



BENCHMARK: THE BENCHMARK FOR THESE PLANS IS THE NO. 4 REBAR, LOCATED APPROX. 40' EAST OF THE PROPOSED ROADWAY & 10' NORTH OF EXISTING OLD RANCH ROAD EDGE OF GRAVEL. ELEVATION = 7273.40' (NAVD88).
 BASIS OF BEARINGS: THE SOUTH PROPERTY LINE OF LOT 4 WITH BEARING N89°58'40"E AND A DISTANCE OF 609.76'.

DESIGN DATA:
 SIDEWALKS: WIDTH N/A
 LOCATION: Attached Detached
 DESIGN SPEED: 20 MPH
 CURB TYPE:
 ROW WIDTH: N/A FL-FL N/A
 STREET TYPE: RURAL GRAVEL LOCAL
 PAVEMENT: TYPE: HMA PCC
 THICKNESS: _____
 COMPOSITE SECTION: HMA _____ BASE _____
 SUBGRADE STABILIZATION: _____
 CHEMICAL TYPE _____ MECHANICAL THICKNESS _____



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 ENGINEERS SURVEYORS
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REVISIONS

MVE PROJECT **61223**
 MVE DRAWING **-CON-PP**
JANUARY 24, 2025
 DESIGNED BY _____
 DRAWN BY JCO
 CHECKED BY _____
 AS-BUILT BY _____
 CHECKED BY _____

SUNSET PRAIRIE LANE
 FROM STA 00+00.00
 TO STA 14+11.42
 TABLE ROCK HOMESTEADS
C1.4
 SHEET 4 OF 5