



Planning and Community
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DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

PROJECT INFORMATION

Project Name : Estates at Rolling Hills Ranch Filing 1
Schedule No.(s) : 4200000407 & 4219100002
Legal Description : See attached

APPLICANT INFORMATION

Company : Tech Contractors
Name : Tom Kerby
☐ Owner ☒ Consultant ☐ Contractor
Mailing Address : 11886 Stapleton Drive
Falcon, CO 80831

Phone Number : 719.495.7444
FAX Number : n/a
Email Address : tom@meridianranch.com

ENGINEER INFORMATION

Company : Tech Contractors
Name : Tom Kerby
Mailing Address : tom@meridianranch.com

Phone Number : 719.495.7444
FAX Number : n/a
Email Address : tom@meridianranch.com

Colorado P.E. Number : 31429

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

3-13-2020

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

Identify the specific ECM standard which a deviation is requested:

Exceed the maximum length between of a cul-de-sac on an Urban Local street.

The request for a deviation is to allow the proposed 1,432-foot-long cul-de-sac on Palmer Peak Place – a Local Low Volume street - at a location northwest of the intersection of Rex Rd and Sunrise Ridge Dr as shown on the plan and profile drawings.

State the reason for the requested deviation:

The site and surrounding geography and available access point location limit alternatives.

The project is located upon a long ridgeline running generally in a north-south direction. Sunrise Ridge Drive is located at the south terminus of the ridge and is the access point to the project. The northern end of the ridge is near the Meridian Ranch project boundary. The slope off the northern terminus is provides little opportunity to loop or connect to any future streets.

The soils investigation along the ridgeline shows shallow to moderately shallow sandstone bedrock making it undesirable to grade to lower allowing for additional future connections to the east. The ridgeline is one of the highest within Meridian Ranch and offers excellent views to the east and to the west, altering the ridgeline would diminish these dramatic views.

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

The requested cul-de-sac length is 1,432 feet, which is 682 feet longer than the ECM standard of 750 feet.

The Falcon Fire Protection District has provided a letter in support of this design alternative stating the district does not have any restricting regulation with regard to cul-de-sac lengths other than the requirement to have the necessary surface material and the means to turnaround that meets the county requirements.

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 project is located upon a long ridgeline running generally in a north-south direction. Sunrise Ridge Drive is located at the south terminus of the ridge and is the access point to the project. The northern end of the ridge is near the Meridian Ranch project boundary. The slope off the northern terminus provides little opportunity to loop or connect to any future streets.

The soils investigation along the ridgeline shows shallow to moderately shallow sandstone bedrock making it undesirable to grade to lower allowing for additional future connections to the east. The ridgeline is one of the highest within Meridian Ranch and offers excellent views to the east and to the west, altering the ridgeline would diminish these dramatic views.

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.

The ridgeline is one of the highest within Meridian Ranch and offers excellent views to the east and to the west, altering the ridgeline would diminish these dramatic views. Using the ridgeline in a nearly natural state provides a rural plains feel to the area with excellent views of Pikes Peak and the eastern plains.

Minimizing the cut on the hill maximizes the native vegetation being left untouched promoting better water quality.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations; as mentioned above the Falcon Fire Protection District has no objections for this design so long as the roadway is built wide enough for their firefighting apparatus to traverse the length of the street and has sufficient space to turn around. The design provides both width and turn-around space. The Falcon Fire Protection District has no regulations limiting the length of a cul-de-sac.

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

The deviation will not adversely affect maintenance and its associated costs, since in all other aspects, such as roadway width, slope, pavement type, turn around space, etc. meet El Paso County criteria. Since it meets all other criteria the impacts to maintenance is insignificant.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect the aesthetic appears of the project. If fact, by limiting the impact of the construction to a small portion of the project the design improves the aesthetics of the project by enhancing and maintaining Pikes Peak and eastern plains views from the ridgeline.

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

The deviation meets the design intent and purpose of the ECM standards by meeting all other aspects of the standards except the length of the cul-de-sac. The cul-de-sac will be a somewhat exclusive area of sixteen one-acre or larger lots.

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 by leaving more area in its natural condition promotes more infiltration and less runoff. By allowing a long cul-de-sac, additional disturbance of the surrounding area for an additional roadway for the sole purpose of connecting this cul-de-sac with a future cul-de-sac can be avoided.

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:

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KNOW ALL MEN BY THESE PRESENTS:

THAT GTL, INC. DBA GTL DEVELOPMENT, INC., THEODORE TCHANG, PRESIDENT AND MERIDIAN SERVICE METROPOLITAN DISTRICT BEING THE OWNERS OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

A PARCEL OF LAND LOCATED IN A PORTIONS OF SECTION 19 AND 20,
IN TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERN MOST CORNER OF TRACT C OF MERIDIAN RANCH ESTATES FILING NO. 2, RECORDED WITH RECEPTION NO. 213713406 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING EIGHT (8) COURSES ARE ALONG SAID LINE OF TRACT C AND BOUNDARY OF SAID MERIDIAN RANCH ESTATES FILING NO. 2:

1. THENCE N72°25'54"E A DISTANCE OF 442.10 FEET TO A CURVE TO THE RIGHT;
2. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3300.00 FEET, A DELTA ANGLE OF 14°24'45", AN ARC LENGTH OF 830.10 FEET, WHOSE LONG CHORD BEARS N79°38'16"E A DISTANCE OF 827.92 FEET;
3. THENCE N42°55'36"E A DISTANCE OF 31.60 FEET;
4. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 33°20'58", AN ARC LENGTH OF 151.33 FEET, WHOSE LONG CHORD BEARS N14°36'05"E A DISTANCE OF 149.21 FEET;
5. THENCE N57°09'47"W A DISTANCE OF 17.27 FEET;
6. THENCE N64°40'14"W A DISTANCE OF 392.46 FEET;
7. THENCE N11°10'28"W A DISTANCE OF 81.37 FEET TO A POINT ON THE SOUTHEAST CORNER OF TRACT A OF MERIDIAN RANCH ESTATES FILING NO. 3, RECORDED WITH RECEPTION NO. 216713852 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING SIX (6) COURSES ARE ALONG SAID TRACT A AND THE BOUNDARY OF SAID MERIDIAN RANCH ESTATES FILING NO. 3.

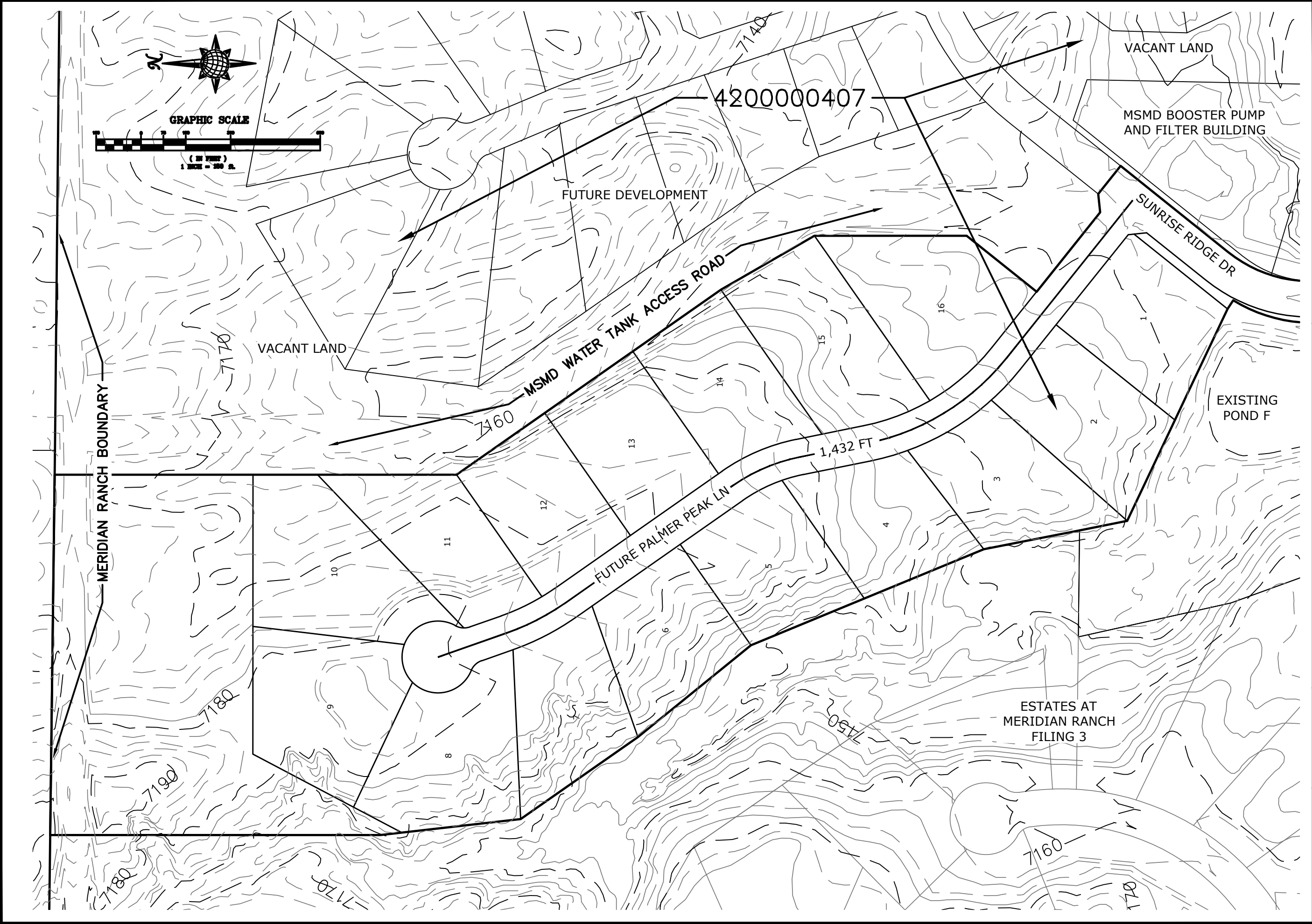
8. THENCE N11°10'28"W A DISTANCE OF 163.41 FEET;
9. THENCE N22°25'07"W A DISTANCE OF 421.43 FEET;
10. THENCE N39°04'57"W A DISTANCE OF 244.00 FEET;
11. THENCE N34°57'33"W A DISTANCE OF 239.34 FEET;
12. THENCE N06°29'52"W A DISTANCE OF 236.42 FEET;
13. THENCE N00°00'00"E A DISTANCE OF 552.46 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 19;
14. THENCE S89°18'07"E ON SAID NORTH SECTION LINE A DISTANCE OF 603.18 FEET;
15. THENCE S00°00'00"E A DISTANCE OF 672.92 FEET;
16. THENCE S35°00'00"E A DISTANCE OF 540.00 FEET;
17. THENCE S30°02'34"E A DISTANCE OF 180.68 FEET;
18. THENCE S00°00'00"E A DISTANCE OF 254.85 FEET;
19. THENCE S38°41'44"W A DISTANCE OF 150.00 FEET;
20. THENCE S51°18'16"E A DISTANCE OF 170.23 FEET;
21. THENCE N83°41'44"E A DISTANCE OF 31.11 FEET;
22. THENCE S51°18'16"E A DISTANCE OF 30.00 FEET;
23. THENCE S38°41'44"W A DISTANCE OF 231.44 FEET TO A POINT OR CURVE TO THE LEFT;
24. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 220.00 FEET, A DELTA ANGLE OF 40°46'08", AN ARC LENGTH OF 156.54 FEET, WHOSE LONG CHORD BEARS S18°18'40"W A DISTANCE OF 153.261 FEET;
25. THENCE S02°04'24"E A DISTANCE OF 45.00 FEET;
26. THENCE S47°04'24"E A DISTANCE OF 100.00 FEET;
27. THENCE S42°56'08"W A DISTANCE OF 31.12 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT;
28. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 630.00 FEET, A DELTA ANGLE OF 22°38'05", AN ARC LENGTH OF 248.88 FEET, WHOSE LONG CHORD BEARS S09°30'41"W A DISTANCE OF 247.27 FEET;
29. THENCE S20°49'43"E A DISTANCE OF 52.81 FEET;
30. THENCE S22°23'52"E A DISTANCE OF 32.06 FEET;
31. THENCE S24°30'35"W A DISTANCE OF 60.00 FEET;
32. THENCE S72°56'20"W A DISTANCE OF 32.99 FEET TO A NON-TANGENT POINT OF CURVE TO THE RIGHT;
33. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A DELTA ANGLE OF 04°41'46", AN ARC LENGTH OF 27.05 FEET, WHOSE LONG CHORD BEARS S35°45'37"W A DISTANCE OF 27.04 FEET TO A POINT ON THE EASTERLY BOUNDARY OF MERIDIAN RANCH FILING NO. 9, RECORDED WITH RECEPTION NO. 216713763 IN THE RECORDS OF EL PASO COUNTY;

THE FOLLOWING EIGHT (8) COURSES ARE ON SAID BOUNDARY LINE:

34. THENCE N51°53'30"W A DISTANCE OF 60.00 FEET TO A NON-TANGENT CURVE TO THE LEFT;
35. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A DELTA ANGLE OF 17°16'47", AN ARC LENGTH OF 81.43 FEET, WHOSE LONG CHORD BEARS N29°28'07"E A DISTANCE OF 81.12 FEET;
36. THENCE N20°49'43"E A DISTANCE OF 84.41 FEET TO A CURVE TO THE LEFT;
37. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 570.00 FEET, A DELTA ANGLE OF 22°54'07", AN ARC LENGTH OF 227.84 FEET, WHOSE LONG CHORD BEARS N09°22'40"E A DISTANCE OF 226.32 FEET;
38. THENCE N02°04'24"W A DISTANCE OF 3.92 FEET;
39. THENCE N47°26'09"W A DISTANCE OF 30.92 FEET TO A NON-TANGENT CURVE TO THE LEFT;
40. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3240.00 FEET, A DELTA ANGLE OF 14°34'32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG CHORD BEARS S79°43'10"W A DISTANCE OF 822.01 FEET;
41. THENCE S72°25'54"W A DISTANCE OF 442.10 FEET TO A POINT ON THE BOUNDARY LINE OF SAID MERIDIAN RANCH ESTATES FILING NO. 2;
42. THENCE N17°34'06"W A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE PARCEL OF LAND CONTAINS 28.907 ACRES, MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTH LINE OF THE SW ¼ OF SECTION 29, TOWNSHIP 12 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ASSUMED TO BEAR S89°25'42"E FROM THE SOUTHWEST CORNER OF SAID SECTION 29 (A STONE W/SCRIBED "X") TO THE SOUTH QUARTER CORNER OF SAID SECTION 29 (3.25" ALUM. CAP LS #30087).



Scale		Drawn by Log	ESTATES AT ROLLING HILLS RANCH DEVIATION EXHIBIT LOCATION MAP PUDSP197 SF191	TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457
AS SHOWN				
Sheet Number		Checked by TAK		
A		Date AUG 2019		