



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 : 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 **2.3.3.F.3** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Minimum tangent length between two curves on an Urban Local street.

State the reason for the requested deviation:

The request for the deviation is to allow a proposed an 84.41-foot-long centerline tangent length between two curves on Sunrise Ridge Dr. – a Local street - at a location southeast of the cul-de-sac bulb of Clark Peak Ct. as shown on the final plat.

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

Sunrise Ridge Dr is a continuation of an existing street from the recorded Meridian Ranch Filing 9 Final Plat. The westerly right-of-way line of Sunrise Ridge Dr is the plat boundary of Meridian Ranch Filing 9 Final Plat. Finally, the location of the existing Meridian Service Metropolitan District (MSMD) utilities underlying the roadway and the MSMD booster pump and filtration build near this location dictate the flexibility of the location of the roadway. These factors limit the flexibility related to the location of the roadway.

As a result of these limitations the 200-foot minimum tangent length could not be achieved. All other ECM standards are met with the design

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 existing recorded plats and above ground and below ground facilities create conditions that limit the options to make the connection of Sunrise Ridge Dr to the extension of Rex Road. The alternative design meets all other ECM criteria and does not pose nor compromise the public safety or accessibility requirements.

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 request is not based on financial considerations. The request is based on existing physical constraints present in the area. Without the deviation the design would not be able to meet the original intent of the design and may create other unintended consequences creating an inferior design such as an offset intersection at Rex Road near the MSMD building.

The deviation will not adversely affect safety or operations.

The design will be comparable to the standard from the standard will not significantly affect safety or operations in this situation. One of the reasons a typical broken-back curve situation should be avoided is because drivers do not expect to encounter such an arrangement with typical roadway geometry. In this particular situation, the vehicles will be traveling sufficiently slow to react to the second curve due to the relatively low-design-speed for a local street. This deviation would not be detrimental to the health, safety, or welfare of the residents. The location is between two intersections and vehicles should be traveling at a reduced speed through the area.

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

The length of the tangent will not affect the maintenance cost or the ability for maintenance vehicles to work on the street or within the right-of-way.

The deviation will not adversely affect aesthetic appearance.

The length of the tangent will not affect the aesthetic appearance as most people will not notice the tangent between the curves.

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

The design meets the intent and purpose of the ECM criteria given the physical limitation in the area. All other ECM standards are met or exceeded in the area.

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 design does not inhibit the program requirements with respect to water quality and storm water runoff during construction and future permanent facilities.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section 2.3.3 F.3 of the ECM is hereby granted based on the justification provided.

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Approved

By: Elizabeth Nijkamp

Date: 06/22/2020

El Paso County Planning & Community Development



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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:

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;

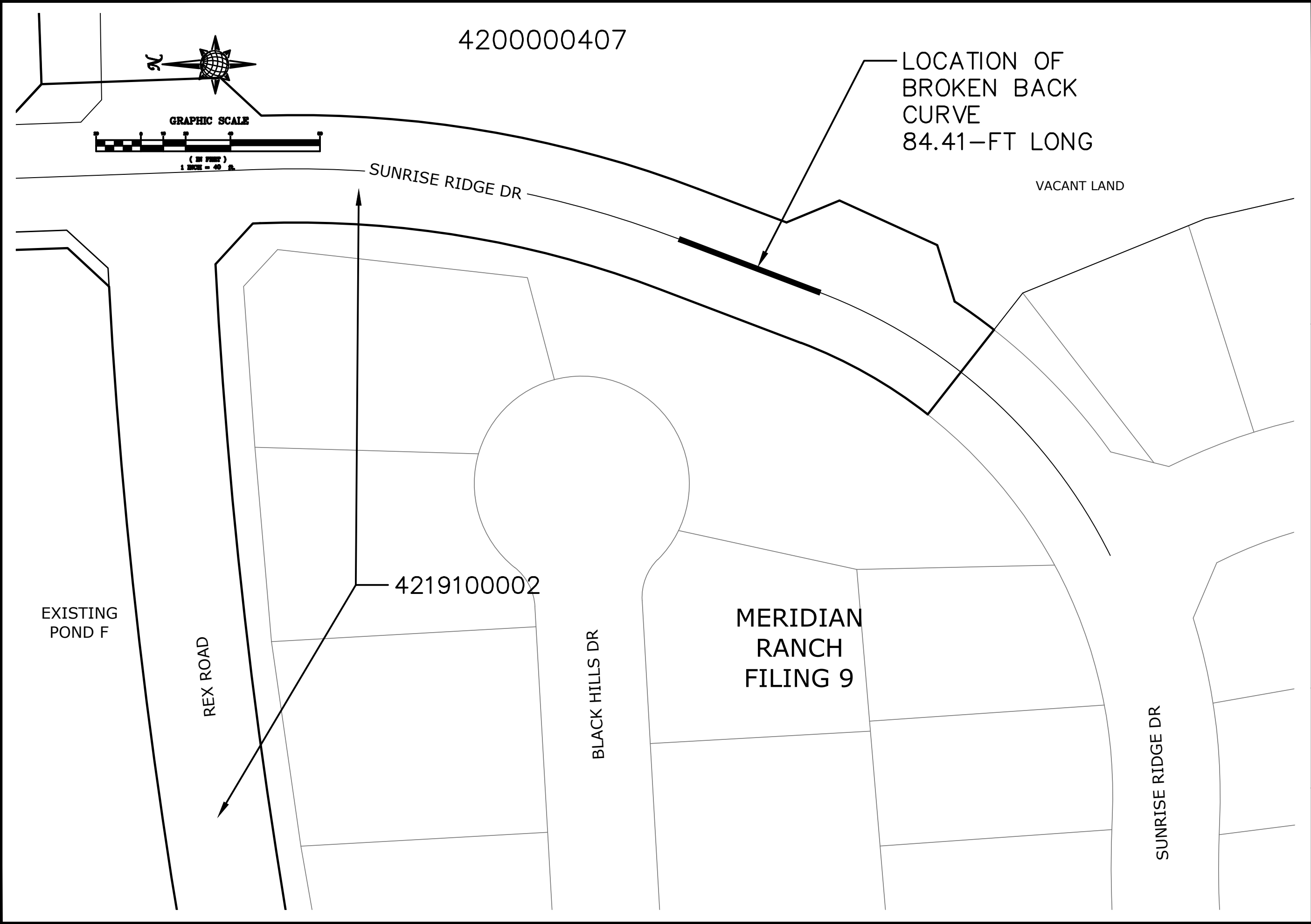
THE FOLLOWING EIGHT (8) COURSES ARE ON SAID BOUNDARY LINE:

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).

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|-------------------|--|------------------|--------------------------------|--|---|--|
| Scale AS SHOWN | | Drawn by TAK | ESTATES AT ROLLING HILLS RANCH | | TECH CONTRACTORS 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457 | |
| Sheet Number A | | Checked by RQ | BROKEN BACK CURVE | | 11886 STAPLETON DRIVE FALCON, CO 80831 TELEPHONE: 719.495.7444 FAX: 719.495.2457 | |
| | | Date DEC 2019 | PUDSP197 SF191 | | DEVIATION EXHIBIT | |