



Planning and Community
Development Department
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Colorado Springs, Colorado 80910
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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 **4.4.5.E.** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Type 3 Mailbox Placement

The request for a deviation is to allow vehicles to park within the clear zone when accessing the Type 3 Mailbox

State the reason for the requested deviation:

For aesthetics and consistency within Meridian Ranch, the request is to be allowed to place the Type 3 Mailbox in locations similar to the locations where these boxes have been placed since the beginning of the project. Historically, the mailbox locations have typically been located along the sides of residential lots and adjacent to open space at locations within local and local low volume street classifications where street parking is allowed and the Postal Service prefers and approves.

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

The proposed deviation will allow residents to pull up to the curb to retrieve their mail in a similar location and manner as any other resident would to park a vehicle along the residential street.

The Type 3 mailbox is to be located outside the clear zone and shall be located in such a place as to not block the line of sight.

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 regulation is illogical where street parking is allowed. Local and Local Low Volume streets allow for street parking of vehicles. It is illogical to require mailbox locations within a residential subdivision along a local or local low volume street to require a vehicle temporarily park outside the clear zone when parking near a mailbox kiosk when street parking within the clear zone is allowed everywhere else along the same street.

This standard requires additional unnecessary street width, curb and gutter and sidewalk be installed that will then need to be maintained by the County.

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 deviation will provide similar design and appearance as elsewhere within the Meridian Ranch development providing aesthetic continuity.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations since the mailbox kiosks will be located outside the clear zone. Any vehicle that temporarily parks near the kiosk will park in a similar manner as any other vehicle along the same street in front of a residence.

The Type 3 mailbox is to be located outside the clear zone and shall be located in such a place as to not block the line of sight.

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.

Conversely, providing the additional width to the street for a pullout to park would require additional maintenance and cost to the County.

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect the aesthetic appears of the project.

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 with respect to road design and safety.

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 this provision, additional roadway for the sole purpose of providing an unnecessary paved pullout for temporary parking 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 4.4.5.E 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:

Mail box to be located behind the sidewalk.

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.

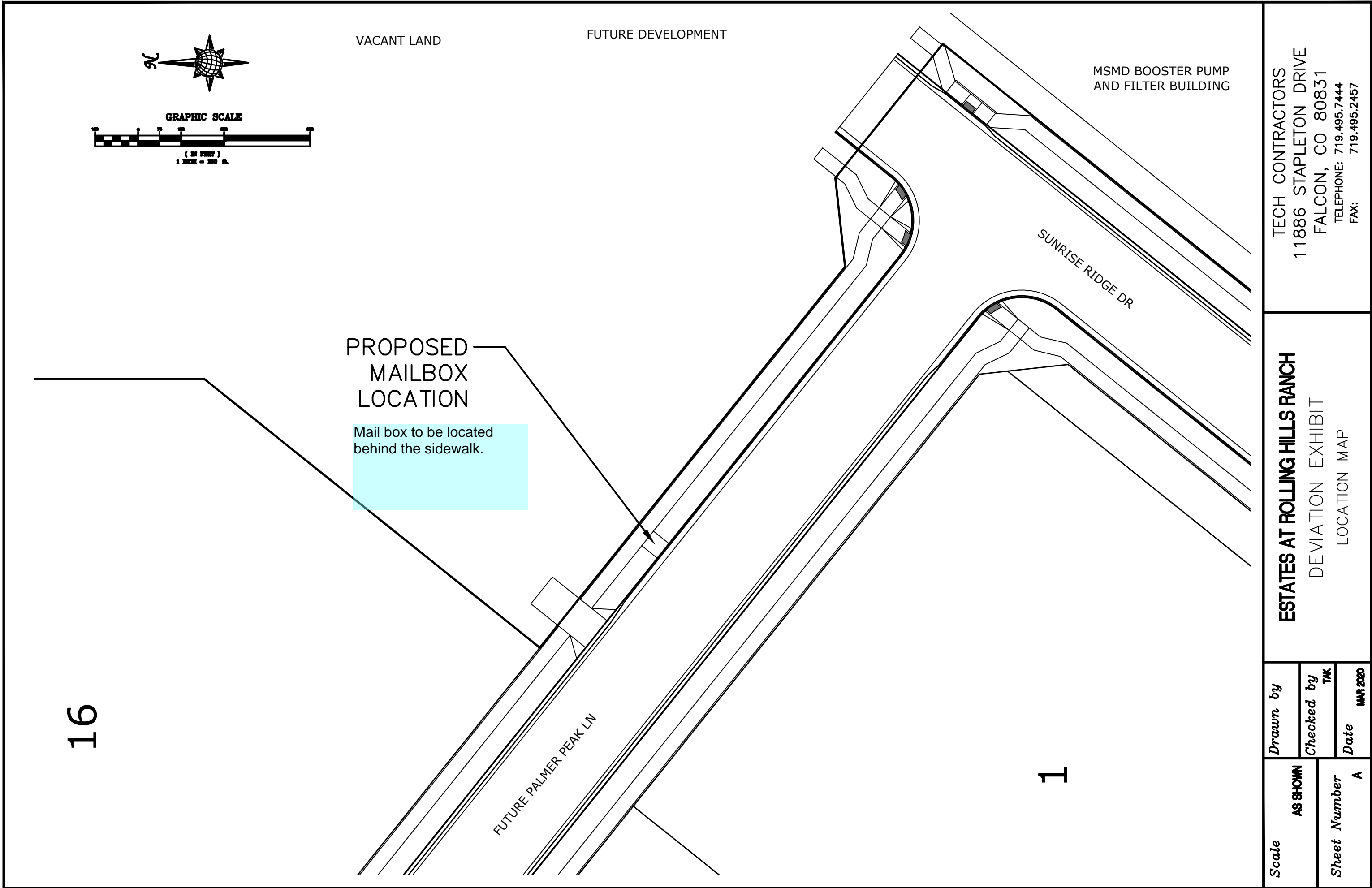
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10. THENCE N39°04'57"W A DISTANCE OF 244.00 FEET;
11. THENCE N34°57'33"W A DISTANCE OF 239.34 FEET;
12. THENCE N06°29'52"W A DISTANCE OF 236.42 FEET;
13. THENCE N00°00'00"E A DISTANCE OF 552.46 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 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;
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17. THENCE S30°02'34"E A DISTANCE OF 180.68 FEET;
18. THENCE S00°00'00"E A DISTANCE OF 254.85 FEET;
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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;
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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).



TECH CONTRACTORS
11886 STAPLETON DRIVE
FALCON, CO 80831
TELEPHONE: 719.495.7444
FAX: 719.495.2457

ESTATES AT ROLLING HILLS RANCH
DEVIATION EXHIBIT
LOCATION MAP

Scale	AS SHOWN		Drawn by	
			Checked by	TAK
Sheet Number	A		Date	MAR 2020



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Email Address : tom@meridianranch.com

ENGINEER INFORMATION

Company : Tech Contractors
Name : Tom Kerby
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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 2.3.8.A 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:

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;

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30. THENCE S22°23'52"E A DISTANCE OF 32.06 FEET;
31. THENCE S24°30'35"W A DISTANCE OF 60.00 FEET;
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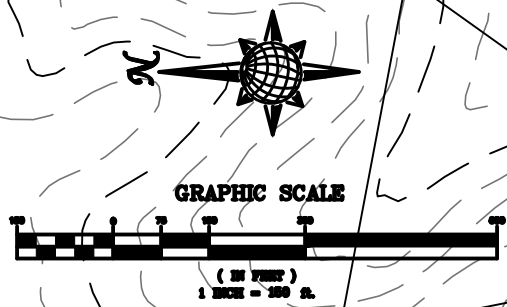
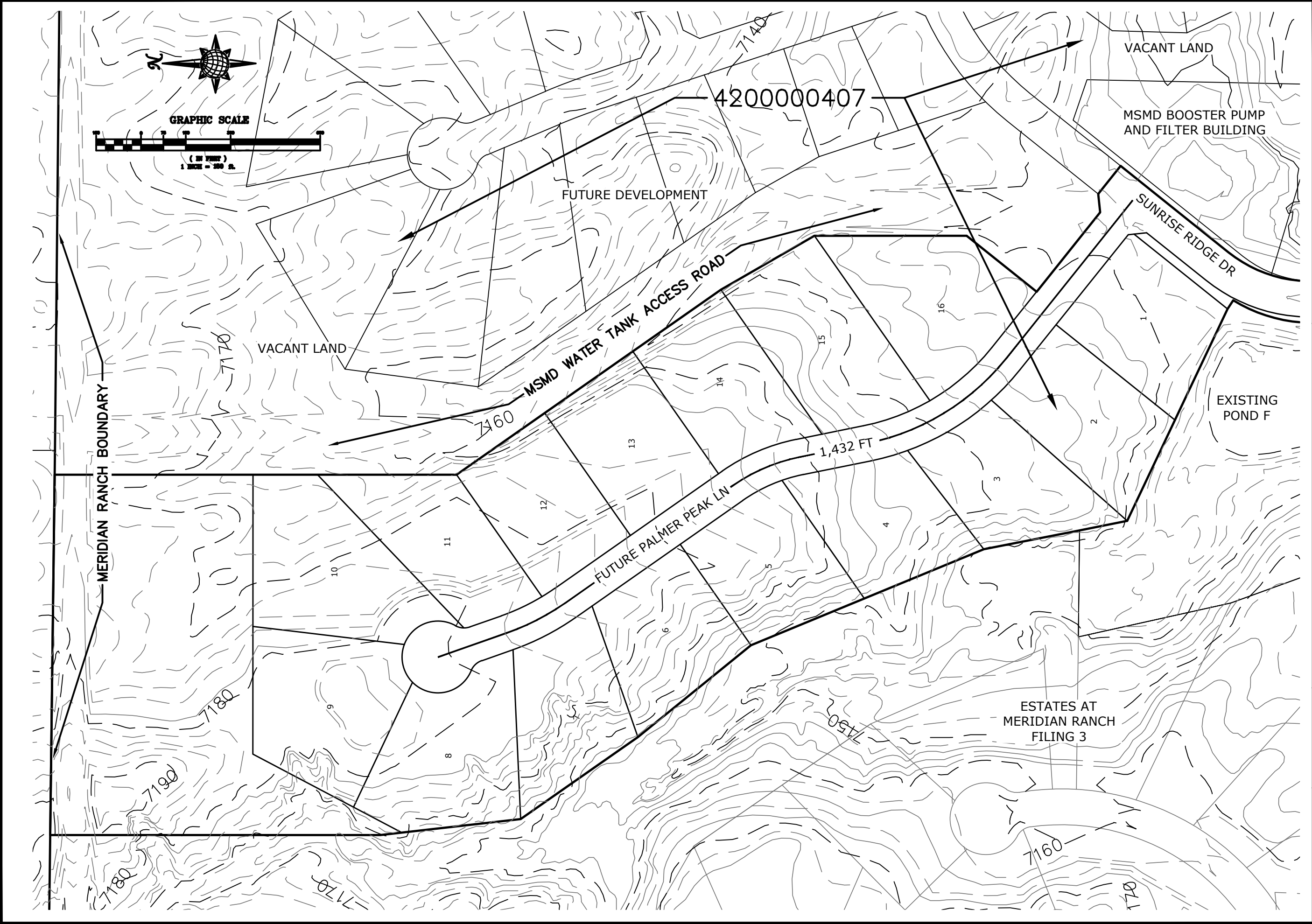
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38. THENCE N02°04'24"W A DISTANCE OF 3.92 FEET;
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40. THENCE ON THE ARC OF SAID CURVE, HAVING A RADIUS OF 3240.00 FEET, A DELTA ANGLE OF 14°34'32", AN ARC LENGTH OF 824.23 FEET, WHOSE LONG CHORD BEARS 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	LOA
	Sheet Number		Checked by	TAK
Date		AUG 2019		
ESTATES AT ROLLING HILLS RANCH		PUDSP197 SF191		
DEVIATION EXHIBIT		LOCATION MAP		
TECH CONTRACTORS		11886 STAPLETON DRIVE		
		FALCON, CO 80831		
		TELEPHONE: 719.495.7444		
		FAX: 719.495.2457		

FALCON FIRE PROTECTION DISTRICT

7030 Old Meridian Road Falcon Colorado 80831

Business Number: 719-495-4050

Business Fax: 719-495-3112

www.falconfirepd.org



November 18, 2019

Tom Kerby
Meridian Ranch Development
Falcon, CO

RE: Estate at Rolling Hills Ranch, Palmer Peak Place cul-de-sac deviation fire review.
Deviation Request for dead in roads in excess of 750 feet.

Tom,

Falcon Fire Protection District (FFPD) has reviewed the PUD for Estates at Rolling Hills Ranch Filing No.1, as well as the deviation request for a dead-end road in excess of 750 feet on the Palmer Peak Place cul- de-sac. While this deviation request is not based on any Falcon Fire Departments adopted 2009 Fire Code requirements, assuming the surface material is constructed and maintained to county specifications, the dead end road in excess of 750 feet is provided with a means of turnaround meeting county requirements and, the road is not within the wildland interface, the Falcon Fire Department has no concerns with this deviation requests assuming all other requests and requirements made by the Fire District are accepted.

If you have any questions or concerns please contact me at any of the above listed numbers.

Sincerely,

Trent Harwig
Fire Chief
Falcon Fire Department



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

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 **2.3.2 Design Standards by Functional Classification, Table 2-6** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Construct the portion of Rex Road to be located between Pyramid Peak Drive and Sunrise Ridge Drive as a Residential Urban Collector in lieu of the Urban Minor Arterial as identified in the current 2040 Major Transportation Corridor Plan.

State the reason for the requested deviation:

The portion of Rex Road between Pyramid Peak Drive and Sunrise Ridge Drive is flanked by two final plat anticipating a 60 foot right of way equal to that already platted west of Pyramid Peak Drive with Estates at Meridian Ranch Filing 2.

The roadway section west of Pyramid Peak Drive was constructed as a Residential Collector.

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

The proposed alternative matches the existing Rex Road roadway section west of Pyramid Peak Drive that is being extended with this project.

The proposed roadway section is an El Paso County standard section for Residential Collector roads.

The daily traffic volume per the Estates at Rolling Hills Ranch Filing 1 Traffic Impact Analysis prepared by LSC Traffic Consultants, LLC dated September 25, 2019 is estimated to be 7,470 which is below the threshold of 10,000 for Residential Collectors.

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 previously recorded final plats for Estates at Meridian Ranch Filing 2 and Meridian Ranch Filing 9 create a corridor of only 60' wide. This provides sufficient room for the Residential Collector. Any other alternative would require the acquisition of property for public and private entities in order to secure sufficient land to construct the Urban Minor Arterial.

The above mentioned Traffic Impact Analysis prepared by LSC Traffic Consultants indicates the long term traffic volume is estimated to be 7,470 vehicles per day well below the threshold for the roadway to be classified as a Residential Collector.

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 deviation will provides a comparable design in that the estimated ADTs for this section fall 25% below the threshold for a roadway section higher than the Residential Collector.

The deviation will not adversely affect safety or operations.

The Engineering Criteria Manual identifies 10,000 ADTs as the maximum volume of traffic that can be safely conveyed using the Residential Collector Street section. The projected traffic is sufficiently below that value as to not pose a safety hazard.

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

The proposed deviation will not adversely impact maintenance for this street section in that it will not receive traffic higher than normal for this type of roadway classification

The deviation will not adversely affect aesthetic appearance.

The deviation will not adversely affect the aesthetics of the area as it will match an already established street section.

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

The anticipated traffic volume and type match the characteristics expected for a Residential Collector as identified in the ECM.

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 is not different than any other proposed roadway within El Paso County matching all other requirements for similarly classified roads and meets all requirements associated with the MS4 permit.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

This request has been determined to have met the criteria for approval. A deviation from Section 2.3.2 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



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;

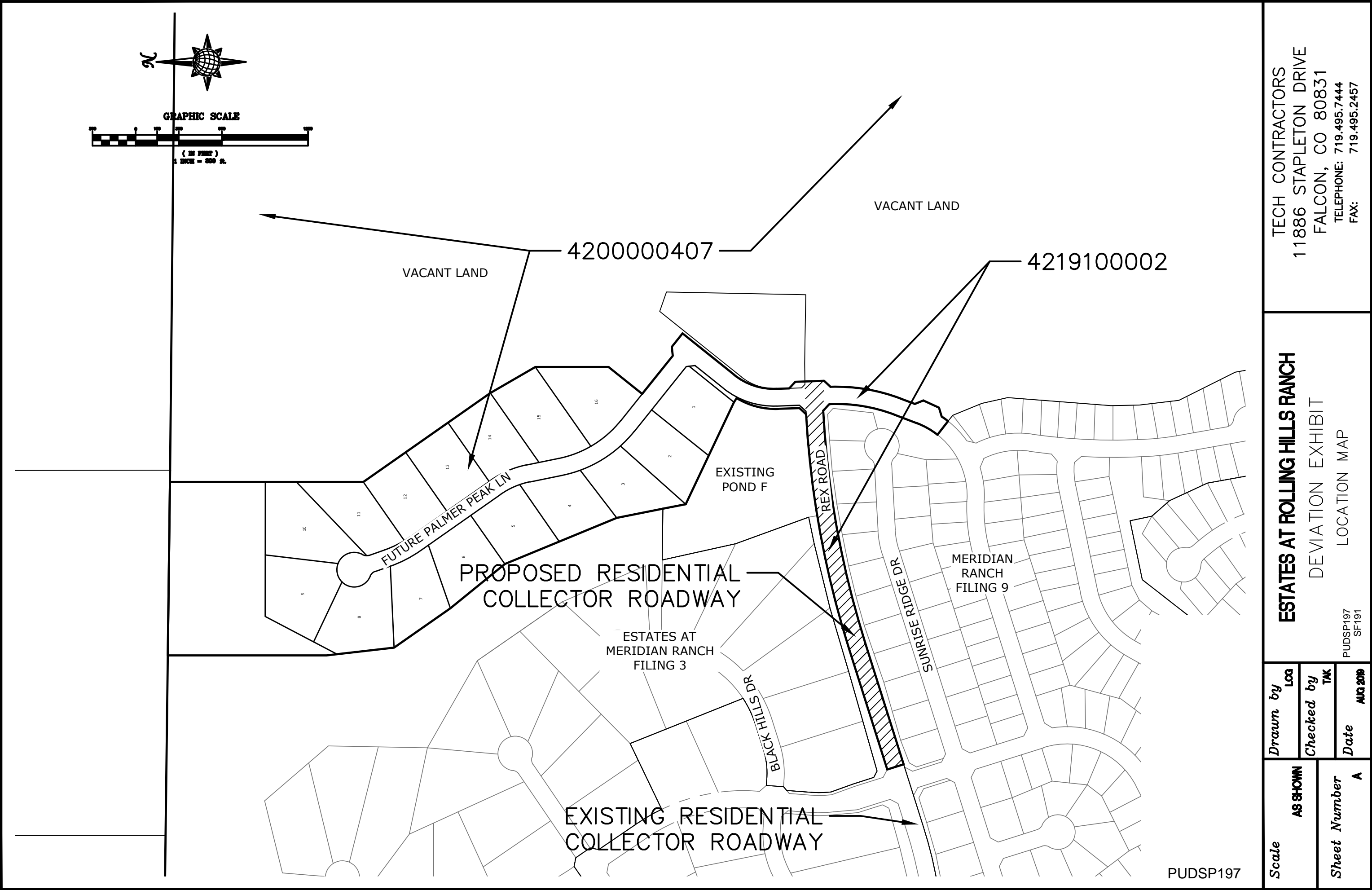
THE FOLLOWING EIGHT (8) COURSES ARE ON SAID BOUNDARY LINE:

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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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
Colorado P.E. Number : 31429
Phone Number : 719.495.7444
FAX Number : n/a
Email Address : tom@meridianranch.com

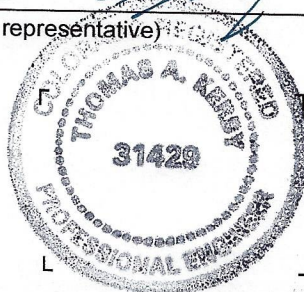
OWNER, APPLICANT, AND ENGINEER DECLARATION

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)

5-6-2020
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 **2.5.2.C.4** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

2.5.2.C.4 Access ramps on local roadways shall be spaced no greater than 600 feet apart. Where spacing is greater than 600 feet, mid-block access ramps shall be provided at spacings that minimize travel distances between access ramps. Private accesses may be used for these access points where the access is designed to meet access ramp requirements. The pavement markings and signing required by the ECM and MUTCD shall be provided for mid-block access ramps.

State the reason for the requested deviation:

The PUD modification to remove the need for a midblock crossing is consistent with the following considerations identified in Section 4.2.6.F.2.h of the Land Development Code:

- **Provision of a more efficient pedestrian system** – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.
- **Provision of additional open space** – by encouraging the residents to use the trail system, the project provides better access to the open space in the development.

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

The deviation would eliminate the requirement for mid-block pedestrian crossings to be spaced no greater than 600 feet apart on Palmer Peak Lane. However, a single mid-block pedestrian crossing will be located near Station 18+75.

There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate mid-block pedestrian ramps.

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 change is desired to achieve a specific design characteristic within the project. The development has a focus on the trail system that meanders in an out of open space and local park space, the desire is to encourage the use of the trails instead of the interior sidewalks. The design limits the use of mid-block pedestrian crossings that can create safety hazards by blocking or hindering sight lines and placing pedestrians in danger. The design concept also creates an aesthetically pleasing, consistent sidewalk offset from the curb to sidewalk. Pedestrians will generally cross the street at any location regardless of the presence of a pedestrian ramp due to the typically low traffic volume found on local low volume streets such as this one. A suggested revision would be to revise the criteria such that mid-block pedestrian ramps are required as deemed necessary to provide access to schools, shopping, transportation facilities or other community facilities and services similar to the City of Colorado Springs standards.

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.

Provision of a more efficient pedestrian system – pedestrian circulation within Meridian Ranch is focused on the provided trail system, which connects the residential areas to the parks and open space. The project is designed to encourage the use of the trail system, rather than the sidewalks, where possible. On all the streets where mid-block crossings are not provided, there are no pedestrian destinations or trails that would necessitate a midblock crossing to connect to amenities.

The deviation will not adversely affect safety or operations.

The design enhances safety by eliminating potential dangerous mid-block crossings, where pedestrians enter the roadway from behind parked vehicles where lines of sight are limited or blocked. The deviation will also eliminate mid-block ramps where changes in direction of the sidewalk and/or grade could produce a tripping or stumbling hazard.

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

The deviation will not adversely 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 deviation will improve the aesthetic appearance by creating unswerving smooth offset line of the sidewalk from curb.

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

The deviation meets the design intent and purposes of the ECM standards by meeting all other aspects of the standards with respect road design, road safety and pedestrian safety. There are no Federal ADA maximum distances allowed between pedestrian crossing along street that would necessitate mid-block pedestrian ramps.

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 2.5.2.C 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:

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;
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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;

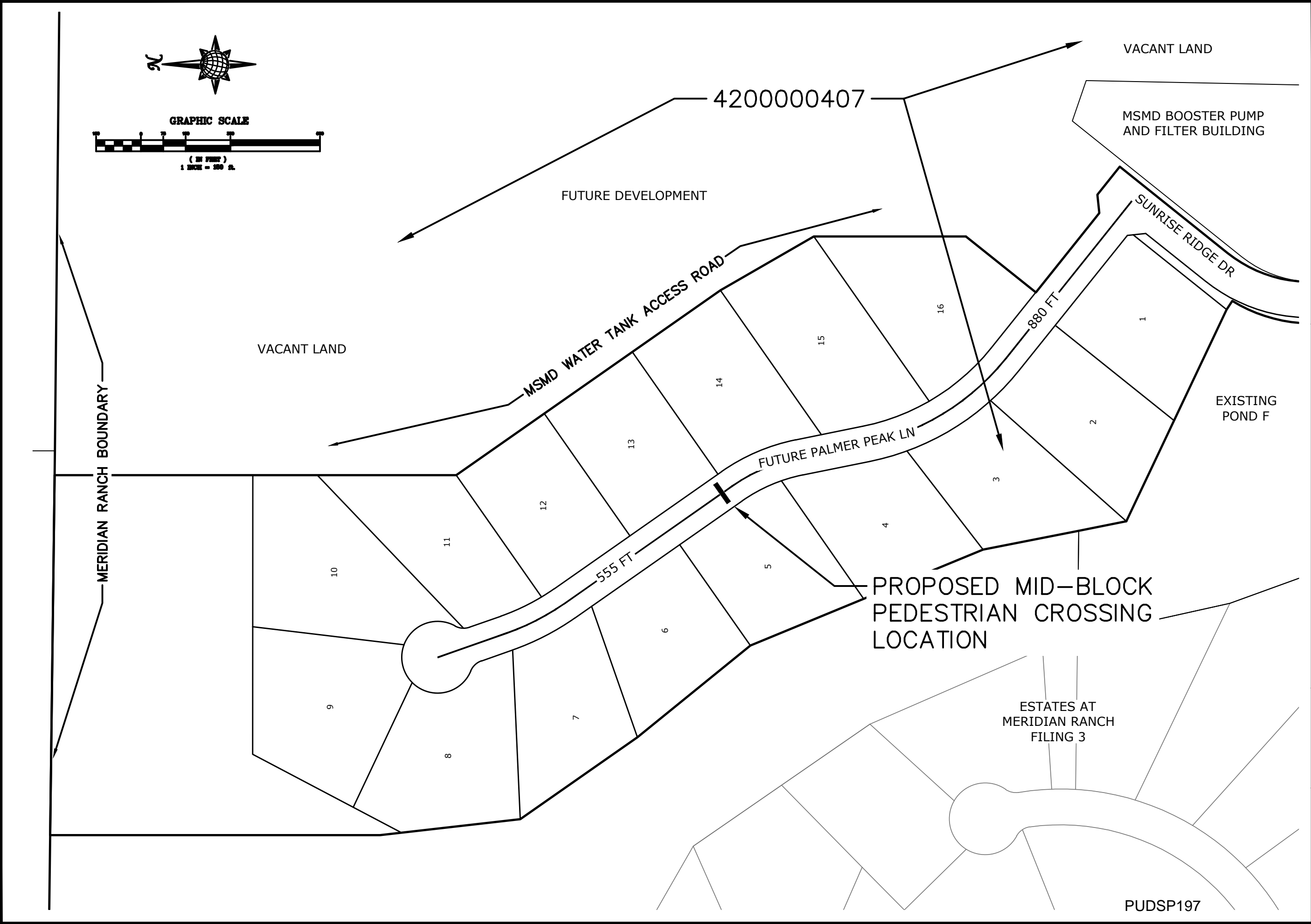
THE FOLLOWING EIGHT (8) COURSES ARE ON SAID BOUNDARY LINE:

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 LCA	ESTATES AT ROLLING HILLS RANCH		TECH CONTRACTORS	
Sheet Number A		Checked by TAK	DEVIATION EXHIBIT		11886 STAPLETON DRIVE	
		Date MAY 2019	LOCATION MAP		FALCON, CO 80831	
					TELEPHONE: 719.495.7444	
					FAX: 719.495.2457	