



Planning and Community  
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## DEVIATION REQUEST AND DECISION FORM

Updated: 6/26/2019

### PROJECT INFORMATION

Project Name : Ridge at Lorson Ranch  
Schedule No.(s) : 5500000371, 5500000367, 5500000368, 5500000369, 5500000370, 5500000274, 5500000275  
Legal Description : See Attached

### APPLICANT INFORMATION

Company : Matrix Design Group  
Name : Jason Alwine  
☐ Owner ☒ Consultant ☐ Contractor  
Mailing Address : 2435 Research Parkway, Suite 300, Colorado Springs, CO 80920  
  
Phone Number : (719) 575-0100  
FAX Number :  
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### ENGINEER INFORMATION

Company : Core Engineering Group  
Name : Richard Schindler, P.E. Colorado P.E. Number : 33997  
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Phone Number : (719) 570-1100  
FAX Number :  
Email Address : Rich@ceg1.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 2.2.5 (C) of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Road Access Criteria: Spacing of roads accessing an urban minor arterial that will result in a full movement intersection shall be planned at one-quarter mile.

State the reason for the requested deviation:

To permit a full movement intersection of an urban local roadway and urban minor arterial at less than 1/4 mile intersection spacing.

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

The proposed alternative to the ECM standard is requested because the full movement intersection of Buckner Way and Fontaine Boulevard is less than the required 1/4 mile spacing to the intersection of Fontaine Boulevard and future Meridian Road (approximately 735') and to the intersection of Fontaine Boulevard and Walleye Drive (approximately 1,125'). Buckner Way is the only access point along Fontaine Boulevard for the Ridge at Lorson Ranch. Additionally, Fontaine Boulevard will temporarily end to the east of Buckner Way until future Meridian Road is potentially constructed.

## 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 ECM states that *"Spacing of roads accessing an urban minor arterial that will result in a full movement intersection shall be planned at one-quarter mile. However, one parcel access shall be granted to each existing lot, if it does not create safety or operational problems. The parcel access will provide for right turns only. The access may allow for left turns in (three-quarters movement) if the addition of left turns will improve the operation at an adjacent full movement intersection and meet appropriate design standards."*

A full movement intersection is requested as this is the only proposed access for the Ridge at Lorson Ranch along Fontaine Boulevard. Additionally, Fontaine Boulevard will temporarily end to the east of Buckner Way until future Meridian Road is potentially constructed.

## 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 design as proposed will achieve the intended result with a comparable design and improved operation. The intersection falls near the terminus of Fontaine Boulevard until future Meridian Road is potentially constructed.

The deviation will not adversely affect safety or operations.

The modification to permit a full movement intersection at Buckner Way and Fontaine Boulevard will not adversely affect safety or operations as this intersection falls near the terminus of Fontaine Boulevard likely limiting traffic until future Meridian Road is potentially constructed.

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

All public roads will be designed and built to EPC Standards to be owned and maintained by El Paso County.

The deviation will not adversely affect aesthetic appearance.

The requested deviation will not adversely affect aesthetic appearance.

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

The deviation will meet the design intent and purpose of the ECM standards. The design as proposed will achieve the intended result with a comparable design and improved operation. The intersection falls near the terminus of Fontaine Boulevard until future Meridian Road is potentially constructed.

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.

With this requested deviation the drainage will still meet all MS4 requirements.

**REVIEW AND RECOMMENDATION:**

**Approved by the ECM Administrator**

This request has been determined to have met the criteria for approval. A deviation from Section 2.2.5 (C) of the ECM is hereby granted based on the justification provided.

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**APPROVED**  
**Engineering Department**

*11/18/2021 3:00:43 PM*

*dsdnijkamp*

**EPC Planning & Community  
Development Department**

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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:**

The Buckner Way intersection may be converted to right-in/right-out only access on the north and south sides upon construction of Meridian Road along the east boundary of Lorson Ranch.

Developer may be required to provide escrow for the necessary future median construction and additional signage needed for the intersection conversion, which escrow will be returned to the developer if Meridian Road is not constructed within the standard escrow agreement time frame.

### **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**

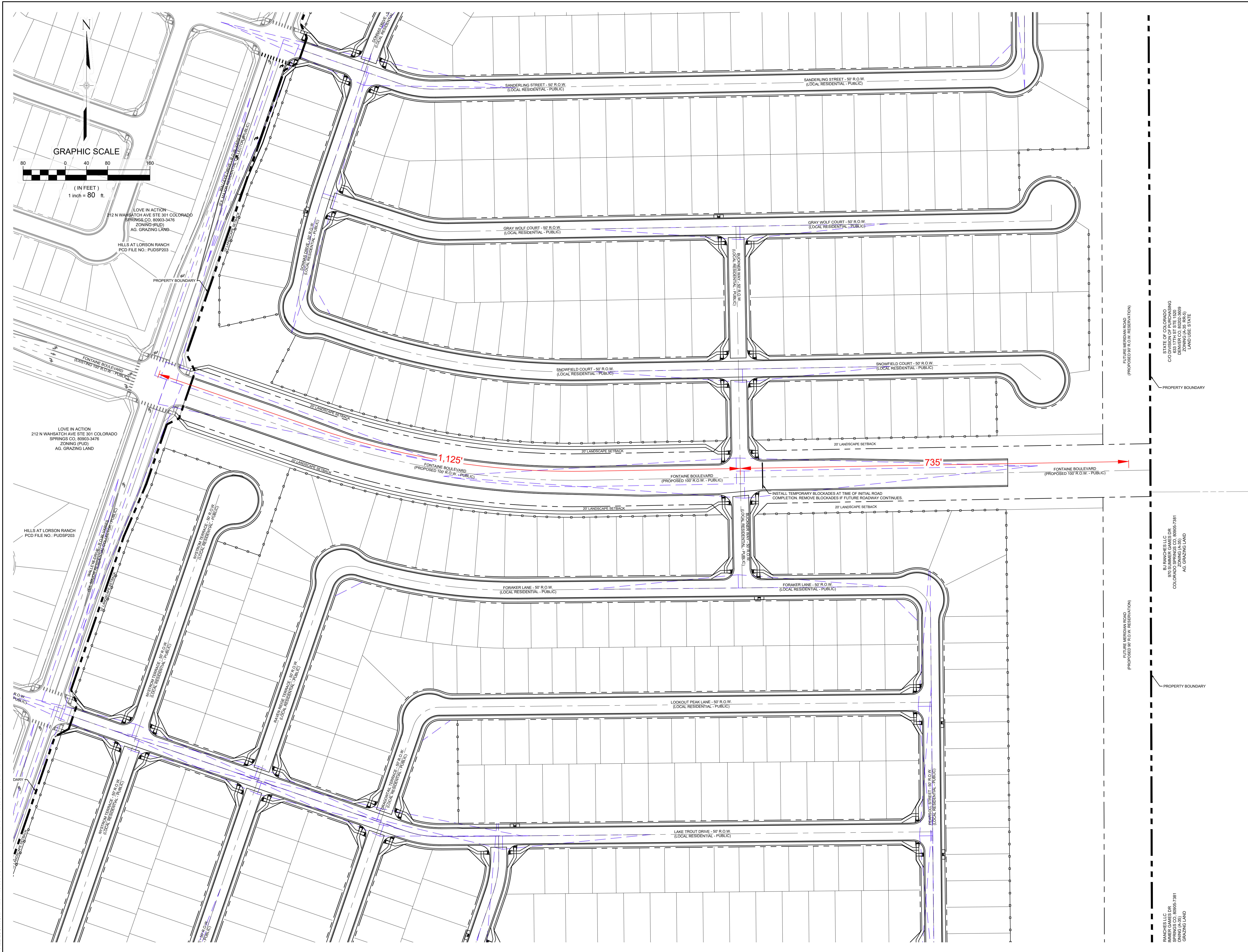
Whether a request for deviation is approved as proposed or with conditions, the approval is for project-specific use and shall not constitute a precedent or general deviation from these Standards.

### **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.



FILE LOCATION: S:\201129.006\LORSON RANCH AREA\DF-H1100\DWG105\EXHIBITS\DEVIATION EXHIBIT.DWG



CONSULTANTS:

PLANNER/ LANDSCAPE ARCHITECT:

**Matrix**

2435 RESEARCH PARKWAY,  
SUITE 300  
COLORADO SPRINGS, CO 80920  
PHONE: (719) 575-0100  
FAX: (719) 575-0206

CIVIL ENGINEER:

CORE ENGINEERING GROUP  
15004 1ST AVENUE S.  
BURNSVILLE, MN 55306  
PHONE: (719) 570-1100

OWNER/DEVELOPER:

**LORSON LLC ET/ AL**  
212 N. WAHSATCH DR., SUITE 301  
COLORADO SPRINGS, CO 80903  
(719) 635-3200

VICINITY MAP:

PROJECT:

**RIDGE AT LORSON RANCH  
PLANNED UNIT DEVELOPMENT AND  
PRELIMINARY PLAN**

EL PASO COUNTY, CO  
FOURTH SUBMITTAL: NOVEMBER 6, 2021

REVISION HISTORY:

NO.	DATE	DESCRIPTION	BY
0	04 / 19 / 2021	FIRST SUBMITTAL	RAF
1	07 / 23 / 2021	SECOND SUBMITTAL	RAF
2	09 / 29 / 2021	THIRD SUBMITTAL	RAF
3	11 / 06 / 2021	FOURTH SUBMITTAL	RAF

DRAWING INFORMATION:

PROJECT NO.: 20.1129.006

DRAWN BY: RAF

CHECKED BY: JRA

APPROVED BY: JRA

SHEET TITLE:

**DEVIATION  
EXHIBIT**

**EXHIBIT**

**SHEET 01 OF01**

PCD FILE NO.: PUDSP216





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**THE RIDGE AT LORSON RANCH BOUNDARY  
SE 1/4 SECTION 13 AND NE 1/4 SECTION 24**

A PARCEL OF LAND IN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 13 AND THE NORTHEAST QUARTER (NE 1/4) OF SECTION 24, T15S, R65W OF THE 6th P.M., EL PASO COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE INTERSECTION OF THE EAST-WEST CENTERLINE OF SAID SECTION 13 AND THE EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT" AS RECORDED IN BOOK 2665 AT PAGE 715 AND IN BOOK 2846 AT PAGE 719 OF THE EL PASO COUNTY RECORDS FROM WHENCE THE CENTER QUARTER OF SAID SECTION 13 BEARS S89°31'44"W A DISTANCE OF 1,236.86 FEET;  
THENCE N89°31'44"E ALONG SAID CENTERLINE A DISTANCE OF 1,424.38 FEET TO THE NORTHEAST CORNER OF AFORESAID SOUTHEAST QUARTER (SE 1/4) SECTION 13;  
THENCE S00°13'35"E ALONG THE EASTERLY LINE THEREOF A DISTANCE OF 2,616.98 FEET TO THE SECTION CORNER COMMON TO SECTIONS 13 AND 24, T15S, R65W OF THE 6th P.M. AND SECTIONS 18 AND 19, T15S, R64W OF THE 6th P.M.;  
THENCE S00°11'19"E ALONG THE EASTERLY LINE OF AFORESAID NORTHEAST QUARTER (NE 1/4) SECTION 24 A DISTANCE OF 2,011.91 FEET  
THENCE S89°25'43"W A DISTANCE OF 380.07 FEET;  
THENCE S00°34'17"E A DISTANCE OF 76.83 FEET;  
THENCE S89°25'43"W A DISTANCE OF 46.97 FEET;  
THENCE N60°34'17"W A DISTANCE OF 40.00 FEET;  
THENCE S89°25'43"W A DISTANCE OF 787.32 FEET;  
THENCE S61°29'50"W A DISTANCE OF 40.94 FEET;  
THENCE N88°30'10"W A DISTANCE OF 44.27 FEET  
THENCE N58°30'10"W A DISTANCE OF 41.38 FEET TO A NON-TANGENT CURVE;  
THENCE 319.29 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 17°45'40", THE CHORD OF 318.01 FEET BEARS N76°23'53"W TO A POINT OF TANGENT;  
THENCE N67°31'03"W A DISTANCE OF 663.92 FEET TO A POINT OF CURVE;  
THENCE 189.64 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,030.00 FEET, A CENTRAL ANGLE OF 10°32'56", THE CHORD OF 189.37 FEET BEARS N62°14'35"W;  
THENCE N58°24'55"W, NON-TANGENT TO THE PREVIOUS COURSE, 79.22 FEET TO THE EASTERLY RIGHT OF WAY LINE OF WALLEYE DRIVE AS SHOWN ON THE PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1" AS RECORDED UNDER RECEPTION NO. \_\_\_\_\_ IN THE EL PASO COUNTY, COLORADO RECORDS;

THENCE ALONG SAID EASTERLY LINE THE FOLLOWING TWENTY-SIX (26) COURSES:

- 1) THENCE N33°01'53"E A DISTANCE OF 64.00 FEET;
- 2) THENCE N13°07'56"W A DISTANCE OF 27.70 FEET;
- 3) THENCE N30°42'15"E A DISTANCE OF 26.72 FEET TO A POINT OF CURVE;



- 4) THENCE 90.69 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 632.00 FEET, A CENTRAL ANGLE OF 8°13'18", THE CHORD OF 90.61 FEET BEARS N26°35'36"E TO A POINT OF TANGENT;
- 5) THENCE N22°28'57"E A DISTANCE OF 349.86 FEET TO A POINT OF CURVE;
- 6) THENCE 62.79 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,032.00 FEET, A CENTRAL ANGLE OF 3°29'10", THE CHORD OF 62.78 FEET BEARS N20°44'22"E TO A POINT OF TANGENT;
- 7) THENCE N18°59'47"E A DISTANCE OF 134.57 FEET;
- 8) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- 9) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 10) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- 11) THENCE N18°59'47"E A DISTANCE OF 396.74 FEET;
- 12) THENCE N61°45'15"E A DISTANCE OF 29.46 FEET;
- 13) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 14) THENCE N23°45'41"W A DISTANCE OF 29.46 FEET;
- 15) THENCE N18°59'47"E A DISTANCE OF 307.87 FEET;
- 16) THENCE N23°17'08"E A DISTANCE OF 106.97 FEET;
- 17) THENCE N18°59'47"E A DISTANCE OF 119.41 FEET;
- 18) THENCE N63°59'47"E A DISTANCE OF 25.46 FEET;
- 19) THENCE N18°59'47"E A DISTANCE OF 93.91 FEET;
- 20) THENCE N26°00'13"W A DISTANCE OF 36.77 FEET;
- 21) THENCE N18°59'47"E A DISTANCE OF 567.87 FEET;
- 22) THENCE N61°35'11"E A DISTANCE OF 30.06 FEET;
- 23) THENCE N18°59'47"E A DISTANCE OF 50.00 FEET;
- 24) THENCE N23°47'26"W A DISTANCE OF 29.39 FEET TO A NON-TANGENT CURVE;
- 25) THENCE 267.95 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 868.00 FEET, A CENTRAL ANGLE OF 17°41'14", THE CHORD OF 266.89 FEET BEARS N29°32'04"E TO A POINT OF TANGENT;
- 26) THENCE N38°22'41"E A DISTANCE OF 159.73 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF GRAYLING DRIVE AS SHOWN ON THE AFORESAID PLAT OF "THE HILLS AT LORSON RANCH FILING NO 1";

THENCE ALONG SAID NORTHERLY LINE THE FOLLOWING ELEVEN (11) COURSES:

- 1) THENCE N51°37'19"W A DISTANCE OF 62.00 FEET;
- 2) THENCE S83°22'41"W A DISTANCE OF 33.94 FEET;
- 3) THENCE N51°37'19"W A DISTANCE OF 94.90 FEET TO A POINT OF CURVE;
- 4) THENCE 141.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 630.00 FEET, A CENTRAL ANGLE OF 12°51'04", THE CHORD OF 141.01 FEET BEARS N58°02'51"W TO A POINT OF TANGENT;
- 5) THENCE N64°28'23"W A DISTANCE OF 56.25 FEET;
- 6) THENCE N27°31'10"W A DISTANCE OF 33.27 FEET;
- 7) THENCE N64°28'23"W A DISTANCE OF 50.00 FEET;
- 8) THENCE S78°34'24"W A DISTANCE OF 33.27 FEET;
- 9) THENCE N64°28'23"W A DISTANCE OF 122.30 FEET TO A POINT OF CURVE;
- 10) THENCE 210.78 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 12°27'02", THE CHORD OF 210.37 FEET BEARS N58°14'52"W TO A POINT OF TANGENT;
- 11) THENCE N52°01'21"W A DISTANCE OF 85.54 FEET TO THE AFORESAID EASTERLY LINE OF THE 100 FOOT WIDE "TRI-STATE GENERATION AND TRANSMISSION ASSOCIATION INC. EASEMENT";

THENCE N38°22'41"E ALONG SAID WESTERLY LINE, 1,158.91 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 8,993,976 SQUARE FEET (206.473 ACRES, MORE OR LESS).

BASIS OF BEARINGS:

THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 13, T15S, R65W OF THE 6th P.M. AS MONUMENTED AT THE CENTER QUARTER OF SAID SECTION 13 WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "NOLTE, T15S R65W, C1/4 S13, 2005, PLS 23044" AND AT THE QUARTER CORNER COMMON TO SECTION 13 AND SECTION 18, T15S, R64W WITH A NO. 6 REBAR AND 3.25" ALUMINUM CAP STAMPED "JR ENG LTD, T15S, R65W R64W, 1/4, S13 \ S18, 2002, RLS 31161", SAID LINE BEARS N89°31'44"E A DISTANCE OF 2663.24 FEET.

PREPARED BY:

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VERNON P. TAYLOR, COLORADO PLS NO. 25966	DATE
FOR AND ON BEHALF OF M&S CIVIL CONSULTANTS, INC	