



**DEVIATION REQUEST** (Attach diagrams, figures, and other documentation to clarify request)

A deviation from the standards of or in Section **ECM Standard Drawing SD 2 77 Urban Local Knuckle SDT Length** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

ECM standard drawing criteria Sight Distance Triangle dimension as shown on SD\_2\_77 Urban Local Knuckle, section 2.3.3C Design Speed, see Attachment C for knuckle locations.

State the reason for the requested deviation:

The strict application of the criteria would create excessively wide and deep lots inconsistent with the intent of the current urban lot zoning at six knuckles within the Sterling Ranch Phase 2 preliminary plan as shown on Attachment A. See Attachment B for a representative sketch of the proposed knuckle geometry.

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

The proposed alternative is to reduce the SDT dimension to a minimum of 26 feet vs. the 40 feet dimension listed on SD\_2\_77 Urban Local Knuckle. In the locations where the deviation is requested, the traffic is minimal and the design assumption of 25 miles per hour as listed in the SD\_2\_77 drawing is not likely. All other aspects of SD-2\_77 (R/W, W, R1-R4) are adhered to in the proposed land plan.

The applicant is aware that other urban density projects in El Paso County (Meridian Ranch) have successfully utilized this urban knuckle geometry in the past.

Assuming a 15MPH speed around the curve, the stopping distance is less than 80 feet. The minimum sight distance provided for the requested deviation locations is 97 feet at lot 189.

**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:

To adhere to the standard would impose an undue hardship and little or no benefit to the public. To meet the standard, the interior lots would be excessively wide or deep wide and deep lots inconsistent with the intent of the current urban lot zoning..

**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.

This deviation, if granted, still provides for adequate stopping sight distances at a 15 mph design speed. will produce a better quality urban-lot residential design.

The deviation will not adversely affect safety or operations.

The deviation will not adversely affect safety or operations. Adequate stopping sight distances are provided at a 15 mph design speed.

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

Maintenance of the roadways will not be impacted. Except for the SDT, the knuckle geometry is consistent with the standard drawing.

The deviation will not adversely affect aesthetic appearance.

The deviation has no bearing on the aesthetic appearance.

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

Yes, the deviation meets the design intent and purpose of the ECM standards when consideration is given to the anticipated lower speeds when navigating the knuckle.

For a 15 MPH design speed, the stopping sight distance is 80 feet per Figure 2-21. All proposed deviation locations provide longer stopping sight distances.

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.

Yes, water quality control measures meeting criteria requirements of the County's MS4 permit Part I.E.3 and Part I.E.4 will be provided regardless of this deviation..

**REVIEW AND RECOMMENDATION:**

**Approved by the ECM Administrator**

This request has been determined to have met the criteria for approval. A deviation from Section SD2-77, of the ECM is hereby granted based on the justification provided. 2.3.3.C,

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**APPROVED**  
**Engineering Department**

*08/31/2021 5:11:12 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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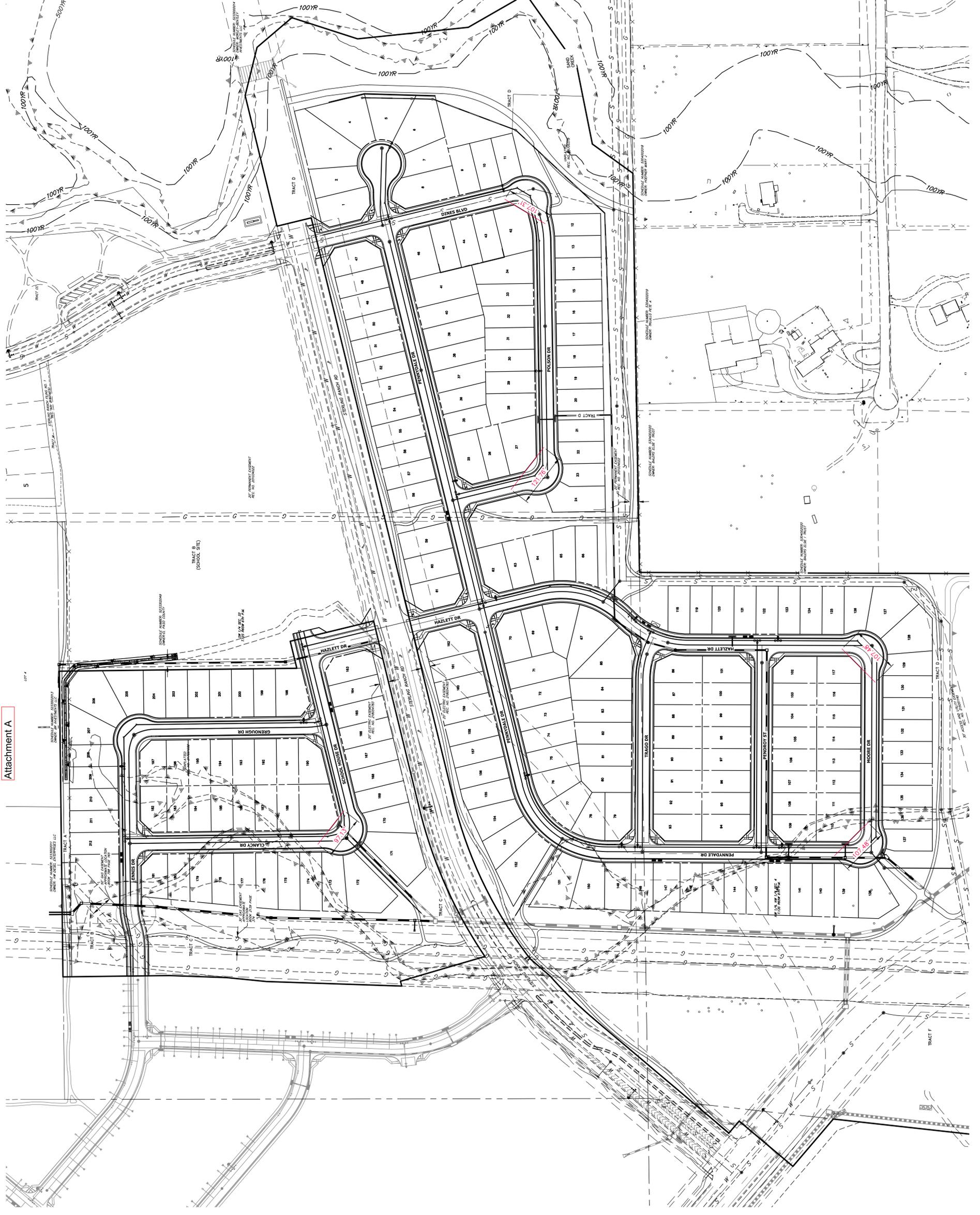
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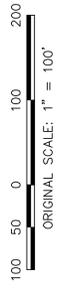
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**ECM ADMINISTRATOR COMMENTS/CONDITIONS:**

The plat shall include the standard sight distance note as applicable at these locations.



Attachment A



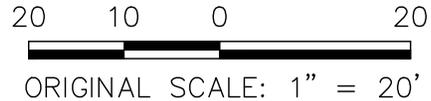
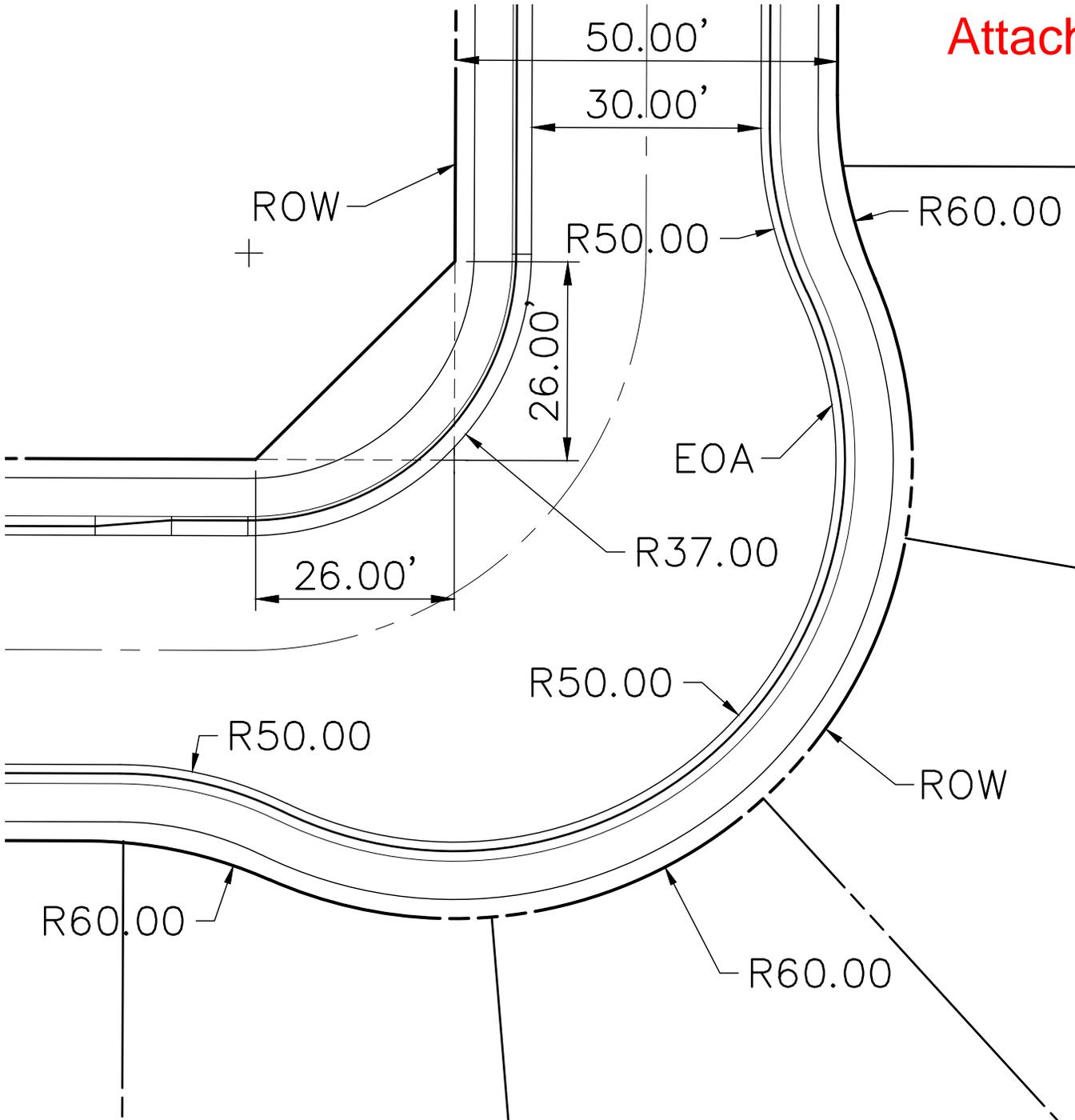
SIGHT DISTANCE TRIANGLE  
 DEVIATION  
 STERLING RANCH PHASE 2  
 JOB NO. 25188.02  
 08/03/2021  
 SHEET 1 OF 1



**J.R. ENGINEERING**  
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# Attachment B



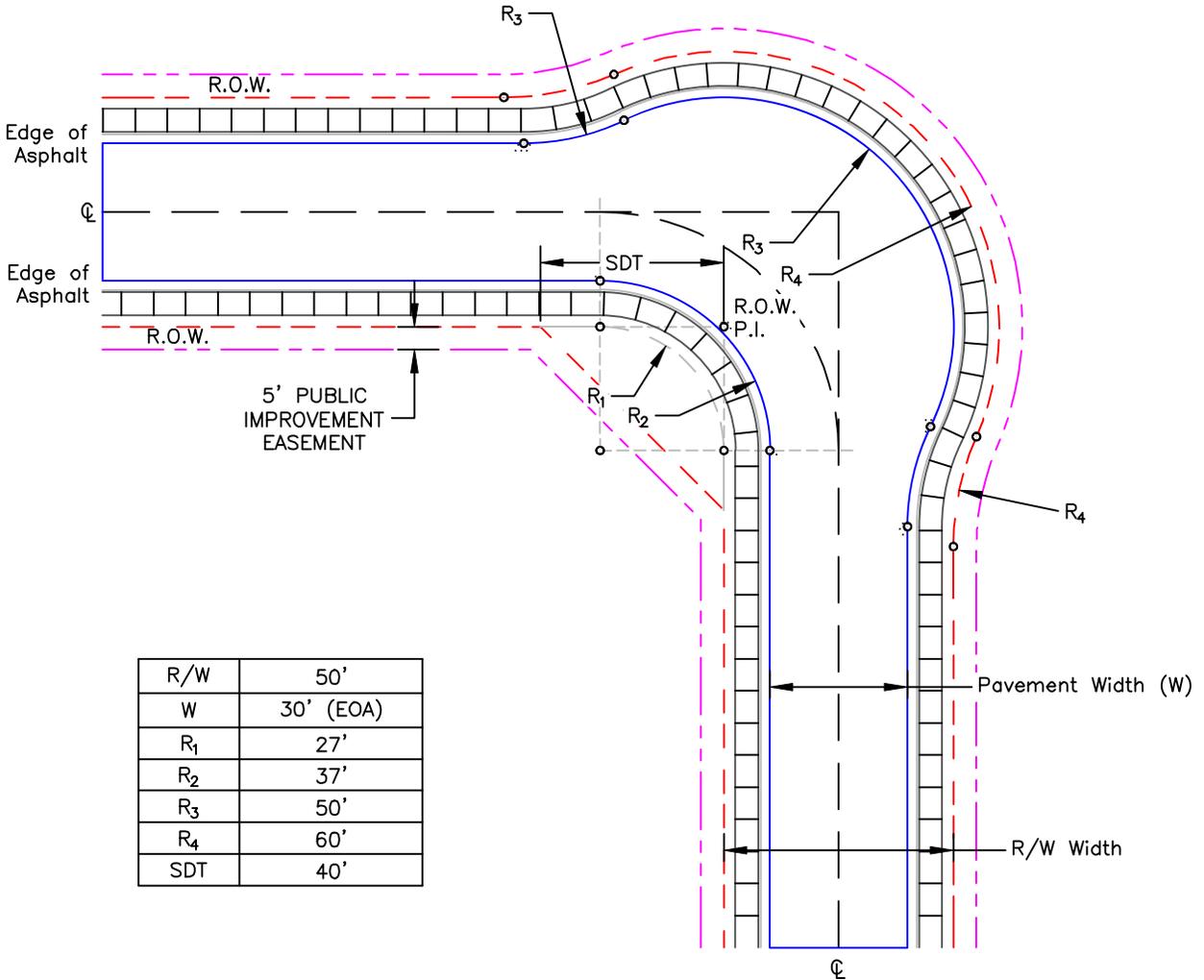
MODIFIED KNUCKLE DETAIL  
STERLING RANCH PHASE 2  
JOB NO. 25188.02  
06/08/20  
SHEET 1 OF 1



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# URBAN LOCAL KNUCKLE DETAILS

## Attachment 3



SDT = SIGHT DISTANCE TRIANGLE  
DESIGN SPEED = 25 MPH

7/9/09

DATE APPROVED:

André Brackin

DEPARTMENT OF TRANSPORTATION

Urban Local Knuckle

Standard Drawing

REVISION DATE:

12/8/15

FILE NAME:

SD\_2-77



## EXHIBIT A

## PROPERTY DESCRIPTION – SOUTH PARCEL

**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST, THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 4, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 13 SOUTH, RANGE 65 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHWEST CORNER AND 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH QUARTER CORNER, SAID LINE BEARING N89°14'14"E.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N76°27'59"W A DISTANCE OF 3,258.79 FEET, TO A POINT ON THE SOUTHERLY LINE OF STERLING RANCH FILING NO. 1, RECORDED UNDER RECEPTION NO. 218714151 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ON SAID SOUTHERLY LINE, N76°19'20"E A DISTANCE OF 306.51 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING SIX (6) COURSES;

1. S76°13'42"E A DISTANCE OF 113.48 FEET;
2. S40°32'14"E A DISTANCE OF 104.08 FEET;
3. S17°59'13"W A DISTANCE OF 156.80 FEET;
4. S05°59'16"E A DISTANCE OF 253.00 FEET;
5. S30°01'27"E A DISTANCE OF 151.07 FEET;
6. S54°45'26"W A DISTANCE OF 199.63 FEET;

THENCE ON THE SOUTHEASTERLY LINE OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 21705379 AND ITS EXTENSION, THE FOLLOWING TWO (2) COURSES:

1. S78°47'17"W A DISTANCE OF 182.32 FEET;

2. S35°56'43"W A DISTANCE OF 113.87 FEET, TO A POINT ON THE NORTHERLY LINE OF PAWNEE RANCHEROS FILING NO. 2 RECORDED IN PLAT BOOK U-2 AT PAGE 45;

THENCE ON THE NORTHERLY AND WESTERLY LINES OF SAID PAWNEE RANCHEROS FILING NO. 2, THE FOLLOWING TWO (2) COURSES:

1. S89°04'30"W A DISTANCE OF 910.63 FEET;
2. S00°13'07"W A DISTANCE OF 1,128.08 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, TOWNSHIP 13 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE ON SAID SOUTH LINE, S89°16'22"W A DISTANCE OF 1,321.55 FEET, TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4;

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 4, N06°22'37"E A DISTANCE OF 709.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT ACCESS AND UTILITY EASEMENT RECORDED UNDER RECEPTION NO. 214100440;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N49°38'29"W A DISTANCE OF 141.92 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N40°21'31"E A DISTANCE OF 160.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID ACCESS AND UTILITY EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, N49°38'29"W A DISTANCE OF 16.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 20.00' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783;

THENCE ON SAID SOUTHERLY EASEMENT LINE, THE FOLLOWING FIVE (5) COURSES:

1. N40°21'31"E A DISTANCE OF 402.59 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 930.00 FEET, A CENTRAL ANGLE OF 08°26'12" AND AN ARC LENGTH OF 136.94 FEET, TO A POINT OF NON-TANGENT;
3. N41°03'23"E A DISTANCE OF 60.19 FEET, TO A POINT OF NON-TANGENT CURVE;
4. ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS S37°34'00"E, HAVING A RADIUS OF 940.00 FEET, A CENTRAL ANGLE OF 23°53'20" AND AN ARC LENGTH OF 391.92 FEET, TO A POINT OF TANGENT;
5. N76°19'20"E A DISTANCE OF 386.99 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 50.00 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, S13°40'40"E A DISTANCE OF 20.00 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID SOUTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 852.10 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, N76°19'20"E A DISTANCE OF 80.00 FEET;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2,660,672 SQUARE FEET OR 61.0806 ACRES.

## PROPERTY DESCRIPTION – NORTH PARCEL

### PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF EL PASO, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BASIS OF BEARINGS:** THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTHWEST CORNER AND 2-1/2" ALUMINUM CAP STAMPED "LS 11624" AT THE SOUTH QUARTER CORNER, SAID LINE BEARING N89°14'14"E.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34, TOWNSHIP 12 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN;

THENCE N82°23'37"W A DISTANCE OF 4,105.23 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 20.00' ELECTRIC EASEMENT RECORDED UNDER RECEPTION NO. 218054783 IN THE RECORDS OF THE EL PASO COUNTY CLERK AND RECORDER, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUING ON SAID SOUTHERLY EASEMENT LINE, S76°19'20"W A DISTANCE OF 60.00 FEET;

THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, N13°40'40"W A DISTANCE OF 20.00 FEET, TO A POINT ON THE NORTHERLY LINE OF SAID 20.00' ELECTRIC EASEMENT;

THENCE ON SAID NORTHERLY EASEMENT LINE, THE FOLLOWING TWO (2) COURSES:

1. S76°19'20"W A DISTANCE OF 381.99 FEET, TO A POINT OF CURVE;
2. ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,060.00 FEET, A CENTRAL ANGLE OF 19°59'04" AND AN ARC LENGTH OF 369.72 FEET, TO A POINT OF NON-TANGENT;

THENCE DEPARTING SAID NORTHERLY EASEMENT LINE, THE FOLLOWING SIX (6) COURSES:

1. N16°30'13"W A DISTANCE OF 179.19 FEET;

2. S73°29'47"W A DISTANCE OF 11.27 FEET;
3. N01°55'19"E A DISTANCE OF 307.22 FEET;
4. N05°37'53"E A DISTANCE OF 90.96 FEET;
5. N02°02'55"E A DISTANCE OF 130.48 FEET;
  
6. N00°42'35"W A DISTANCE OF 241.35 FEET, TO A POINT ON THE SOUTHERLY LINE OF AMENDED PLAT BARBARICK SUBDIVISION RECORDED UNDER RECEPTION NO. 217713910;

THENCE ON SAID SOUTHERLY LINE, N89°17'25"E A DISTANCE OF 697.50 FEET;

THENCE DEPARTING SAID SOUTHERLY LINE, THE FOLLOWING THREE (3) COURSES:

1. S00°42'35"E A DISTANCE OF 539.36 FEET;
2. N76°19'20"E A DISTANCE OF 63.46 FEET;
3. S13°40'40"E A DISTANCE OF 195.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 589,966 SQUARE FEET OR 13.5437 ACRES.