



Development Services Department
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**DEVIATION REVIEW
 AND DECISION FORM**

Procedure # R-FM-051-07
 Issue Date: 12/31/07
 Revision Issued: 00/00/00

DSD FILE NO.:

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General Property Information

Address of Subject Property (Street Number/Name): 11910 Tourmaline Drive

Tax Schedule ID(s) #: 4230319054

Legal Description of Property:

Lot 4, The Shops Filing 1 at Meridian Ranch

Subdivision or Project Name: Lot 4, The Shops Filing 1 at Meridian Ranch

Section of ECM from which Deviation Is Sought: 2.2.5.D Roadway Access Criteria Collector Access Standards and Table 2-7 Roadway Design Standards for Urban Collectors and Locals

Specific Criteria from which a Deviation Is Sought: Urban Non-Residential Collector roadways, allow access as stated in 2.2.5.D and Table 2-7

Proposed Nature and Extent of Deviation: The deviation is a request is to allow for a full-movement access to Tourmaline Drive (a Collector) 287 feet east of Meridian Road (a Principal Arterial).

Applicant Information:

Applicant: GTL Development Inc. Email: raul@techbilt.com
 Applicant Is: Owner Consultant Contractor
 Mailing Address: P.O. Box 80036, San Diego State: CA Postal Code: 92138
 Telephone Number: 619-223-1663 Fax Number: N/A

Engineer Information:

Applicant: Thomas A Kerby Email Address: tom@meridianranch.com
 Company Name: Tech Contractors.
 Mailing Address: 11886 Stapleton Dr, Falcon State: CO Postal Code: 80831
 Registration Number: 31429 State of Registration: Colorado
 Telephone Number: 719-495-7444 Fax Number: N/A

please state what the criteria says, ie 'where none is allowed' or 'local roadway intersection spacing is ...'

Staff does not support the deviation for a full movement access. However, staff does support a deviation for a Right-in Right-out only access. The deviation for a full movement access will be denied.

Explanation of Request (Attached diagrams, figures, and other documentation to clarify request):

Section of ECM from which Deviation Is Sought: 2.2.5.D Roadway Access Criteria Collector Access Standards and Table 2-7 Roadway Design Standards for Urban Collectors and Locals

Specific Criteria from which a Deviation Is Sought: Urban Non-Residential Collector roadways, allow access as stated in 2.2.5.D and Table 2-7.

Proposed Nature and Extent of Deviation: The deviation is a request is to allow for an access (a full-movement access) to Tourmaline Drive (a Collector) 287 feet east of the right-of-way line of Meridian Road (a Principal Arterial); To allow access to a non-residential collector in lieu of funneling the commercial-bound traffic (including delivery vehicles) down a local residential roadway through a residential subdivision.

Reason for the Requested Deviation: The deviation is requested to provide sufficient access and site circulation for the proposed commercial/shopping center within the property. The access would provide direct access to Tourmaline Drive into the north side of the center. The primary purpose of the request is to provide sufficient access for commercial vehicles to make deliveries and for emergency vehicles to safely enter and exit the site. The proposed parking and building layout would make it difficult for commercial and emergency vehicles to maneuver, enter and exit the site. The proposed access point would allow the commercial traffic to enter and exit through the proposed driveway instead of having to travel on the adjacent local residential street.

An added benefit is the access point will allow delivery vehicles bound for this phase of the development to access off of Tourmaline instead of adding unnecessary traffic load to a local roadway. The anticipated site-generated ADT (trips generated by Lot 4 of the Shops at Meridian Ranch) that would access through the residential street is 535 vehicles per day if this access were not allowed versus 65 vehicles per day if the access were allowed. This section of street would carry other traffic, but these ADT values demonstrate the reduction in trips associated with Lot 4 if the access were allowed. This access point would reduce the conflicting commercial-residential traffic movements and traffic noise from the commercial center.

typo, should read "NO"

Comparison of Proposed Deviation to ECM Standard: The proposed full-movement access from Tourmaline 287 feet east of Meridian Road where now access would normally be allowed from an urban collector roadway per Table 2-7 of the ECM.

Applicable Regional or National Standards Used as Basis: AASHTO – Geometric Design of Highways and Streets, Chapter 9, Intersections, Intersection Control, with particular emphasis on left and right turning movements onto and from a major road. Using the posted speed limit of 25 mph sight distance requirements for left turn into the Commercial areas was analyzed along with sight distance requirements for left and right turning movements from the commercial area to Tourmaline.

The centerline roadway distance from the proposed driveway entrance to the east nose of the island located at the intersection of Meridian Road and Tourmaline is 287 LF. The sight distance to the east is in excess of 300 LF. The distance required per AASHTO for left turning movements from a major road (non-stop) condition onto a minor roadway (in this case the driveway entrance) is 205 lf. The distance required per AASHTO for the left and right turning movements from the minor roadway from a stop condition onto the major is 240 LF. In both cases the required distance is far less than the distance required to safely perform the anticipated maneuvers.

The centerline distance of 287 LF is greater than that required for intersection spacing for other urban roadways in the County with the same posted speed limit. The urban local road has a design and posted speed limit of 25 mph as does Tourmaline, the traffic on Tourmaline travelling at 25 mph will operate similarly to those on an urban local.

El Paso County Procedures Manual
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For the references to AASHTO 6th edition 2011 Geometric Design manual, provide the specific Cases for each scenario. I believe the right and left turn sight distance are cases B1 and B2. The left turn from the major road is Case F. Provide a reference to these so the reader can easily find this information.

Application Consideration:
CHECK IF APPLICATION MEETS CRITERIA FOR CONSIDERATION

- The ECM standard is inapplicable to a particular situation N/A

- 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. The site is bounded by Meridian Road (Principal Arterial), Tourmaline Drive (Collector) and Fleece Flower Way (Local). No access will be allowed to Meridian Road other than the right-in-only at the southwest corner of this lot development. The proposed access point will provide better internal circulation for commercial delivery vehicles and reduce the commercial traffic impact on the adjacent local residential road (Fleece Flower Way) and reduce traffic noise to the adjacent residential home sites.

- 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. N/A

If at least one of the criteria is not met, this application for deviation cannot be considered.

Criteria for Approval:

PLEASE REQUEST HOW EACH OF THE FOLLOWING CRITERIA HAVE BEEN SATISFIED BY THIS REQUEST

- The request for a deviation is not based exclusively on financial considerations The request is not based exclusively on financial considerations. The primary purpose of the request is to provide better circulation for the commercial traffic throughout the site and off-site.

- The deviation will achieve the intended result with a comparable or superior design and quality of improvement. The proposed access point will provide better commercial traffic circulation by creating an additional entrance/exit point for a parking layout with that provides few alternatives for maneuvering. The access point will also reduce the commercial traffic impact on the adjacent local residential road (Fleece Flower Way) and reduce traffic noise to the adjacent residential home sites.

- The deviation will not adversely affect safety or operations A comparison of the sight distance requirements as outlined in the AASHTO design guidelines for roadways posted with a 25 mph speed limit with those on Tourmaline at the proposed driveway entrance, the proposed access point poses no more adverse safety affect than any other intersection at this posted speed limit. This design provides sufficient sight distance for a vehicle traveling in excess of 25 mph.

- The deviation will not adversely affect maintenance. The proposed deviation 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 proposed deviation will not affect the aesthetic appearance.

spelling

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, 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.

Raul Guzman, Vice President, GTL
Signature of owner (or authorized representative)Date

Signature of applicant (if different from owner)Date

Thomas A. Kerby, PE 31429
Signature of Engineer Date

Review and Recommendation:

APPROVED by the ECM Administrator

Date _____

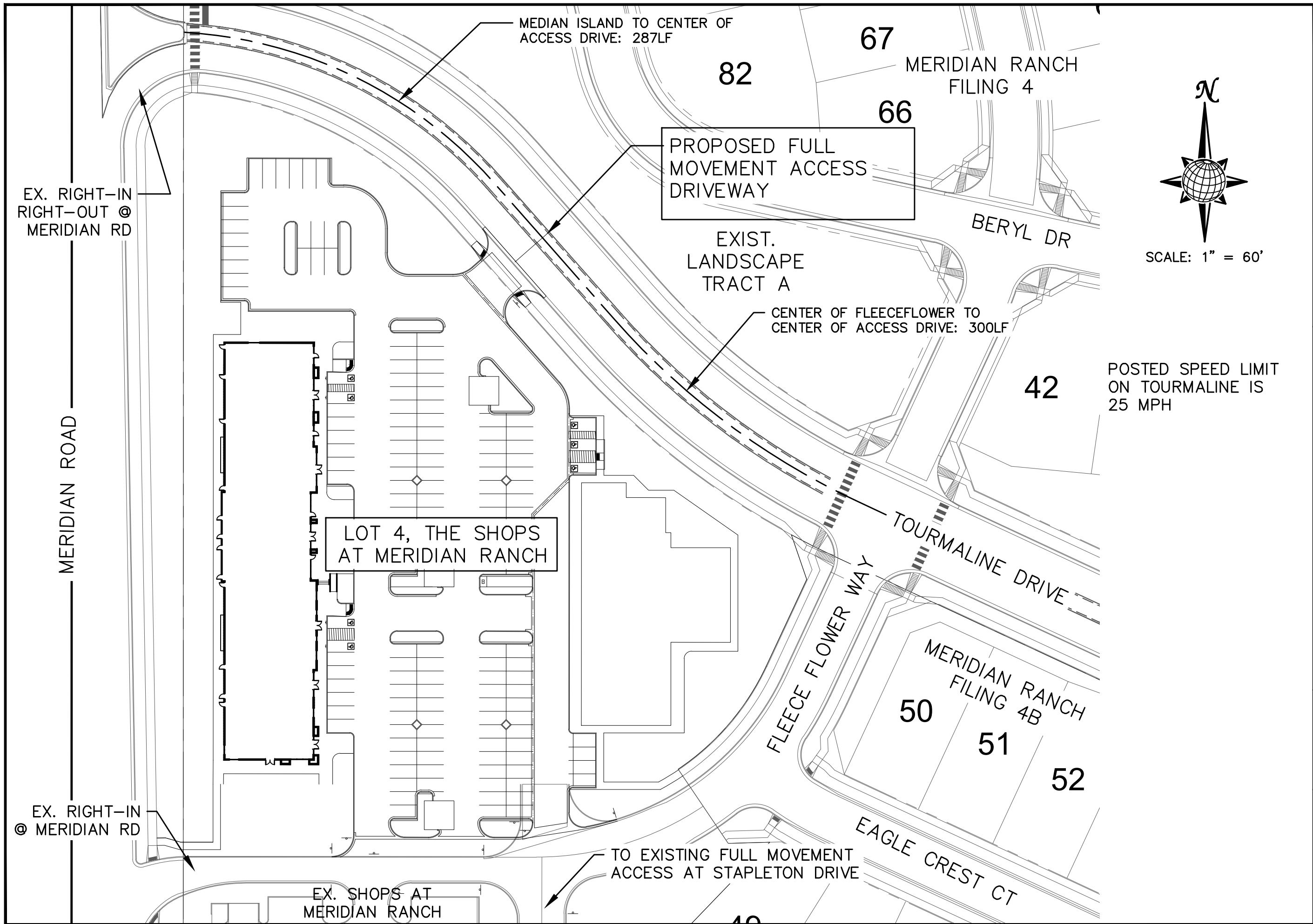
This request has been determined to have met the criteria for approval. A deviation from Section _____ of ECM is hereby granted based on the justification provided. Comments:

_____ Additional comments or information are attached

DENIED by the ECM Administrator

Date _____

This request has been determined not to have met the criteria for approval. A deviation from Section _____ of ECM is hereby denied. Comments:

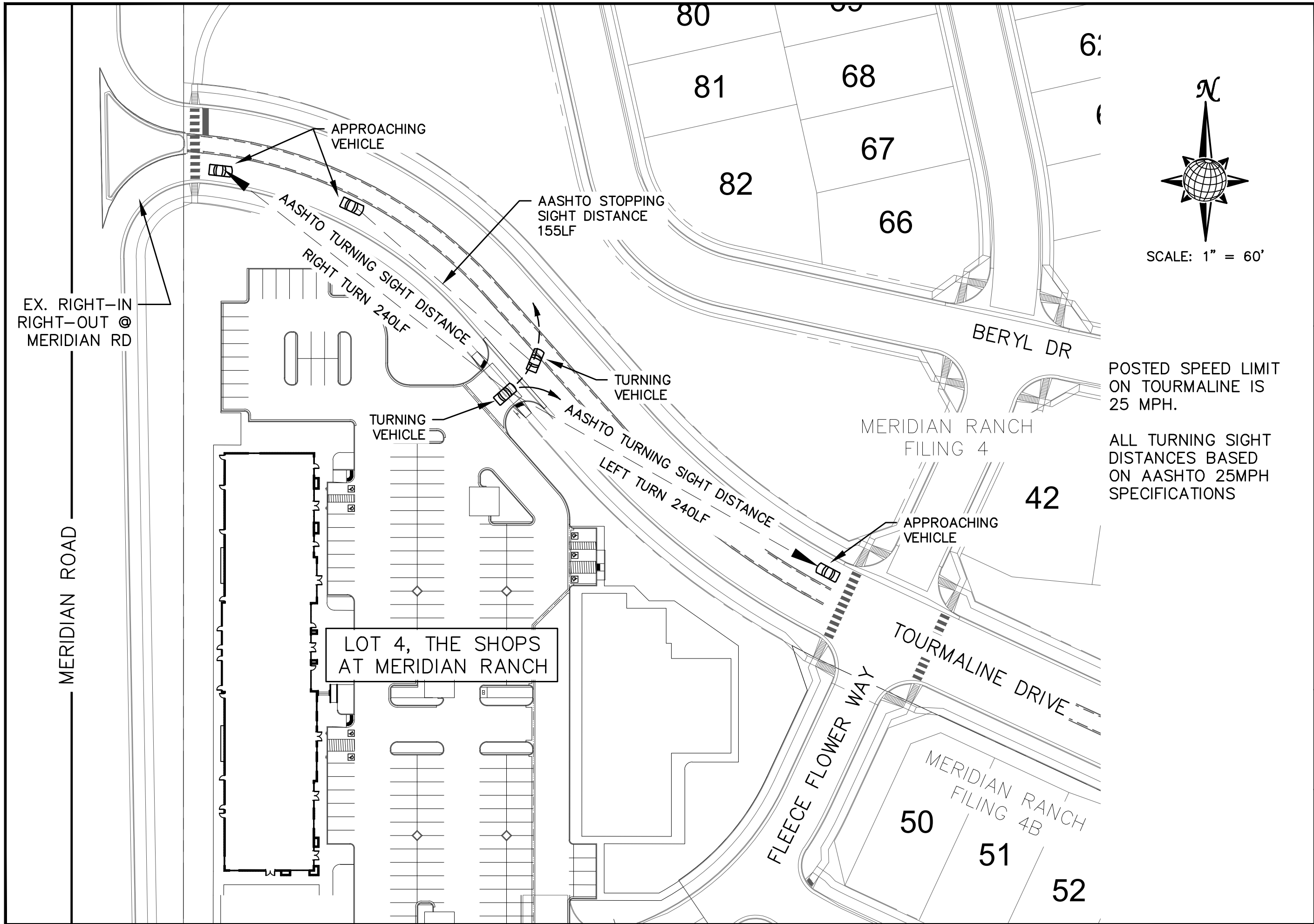


TECH CONTRACTORS
 11886 STAPLETON DRIVE
 FALCON, CO 80831
 TELEPHONE: 719.495.7444
 FAX: 719.495.3349

ACCESS LOCATION DEVIATION
 LOT 4, THE SHOPS
 AT MERIDIAN RANCH

Drawn by	TAK
Checked by	RG
Date	NOV 2018

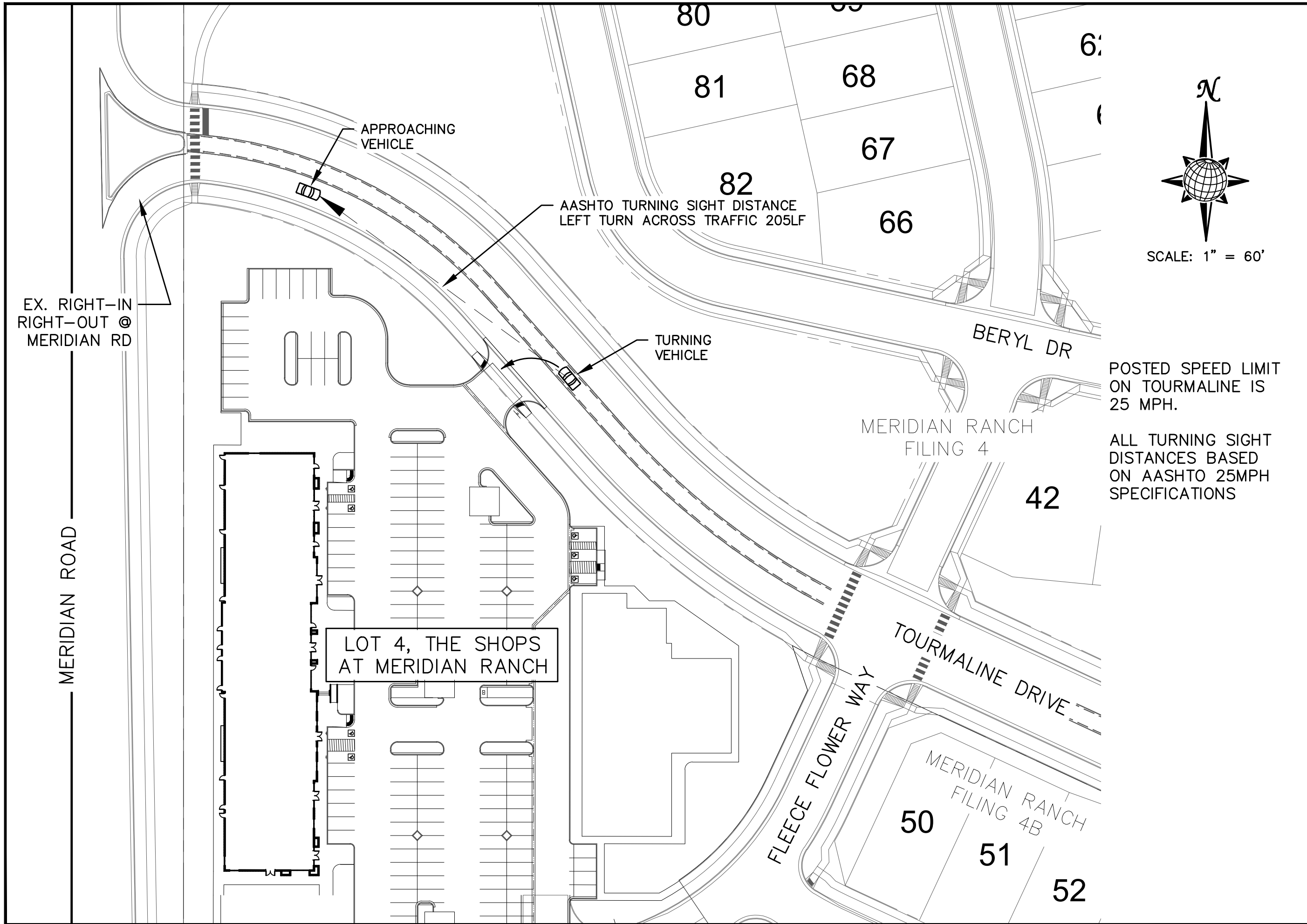
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Sheet Number	A



TURNING SIGHT DISTANCE
LEFT/RIGHT OUT OF ACCESS

LOT 4, THE SHOPS

Scale	AS SHOWN	Drawn by	TAK
Sheet Number	B	Checked by	RG
		Date	NOV 2018



Scale	AS SHOWN	Drawn by	TAK
Sheet Number	C	Checked by	RG
		Date	NOV 2018

TURNING SIGHT DISTANCE
 LEFT TURN IN TO ACCESS
 LOT 4, THE SHOPS

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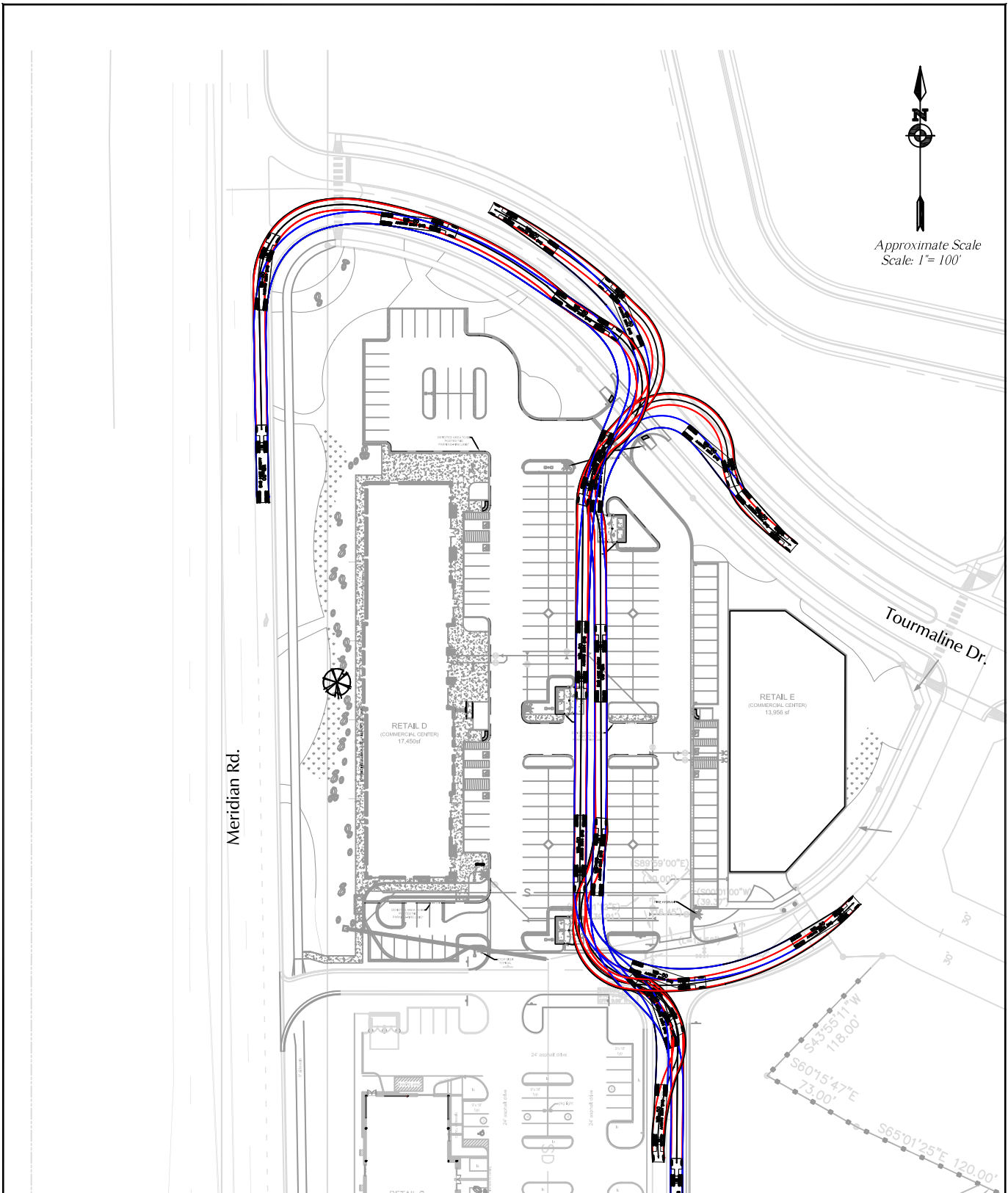
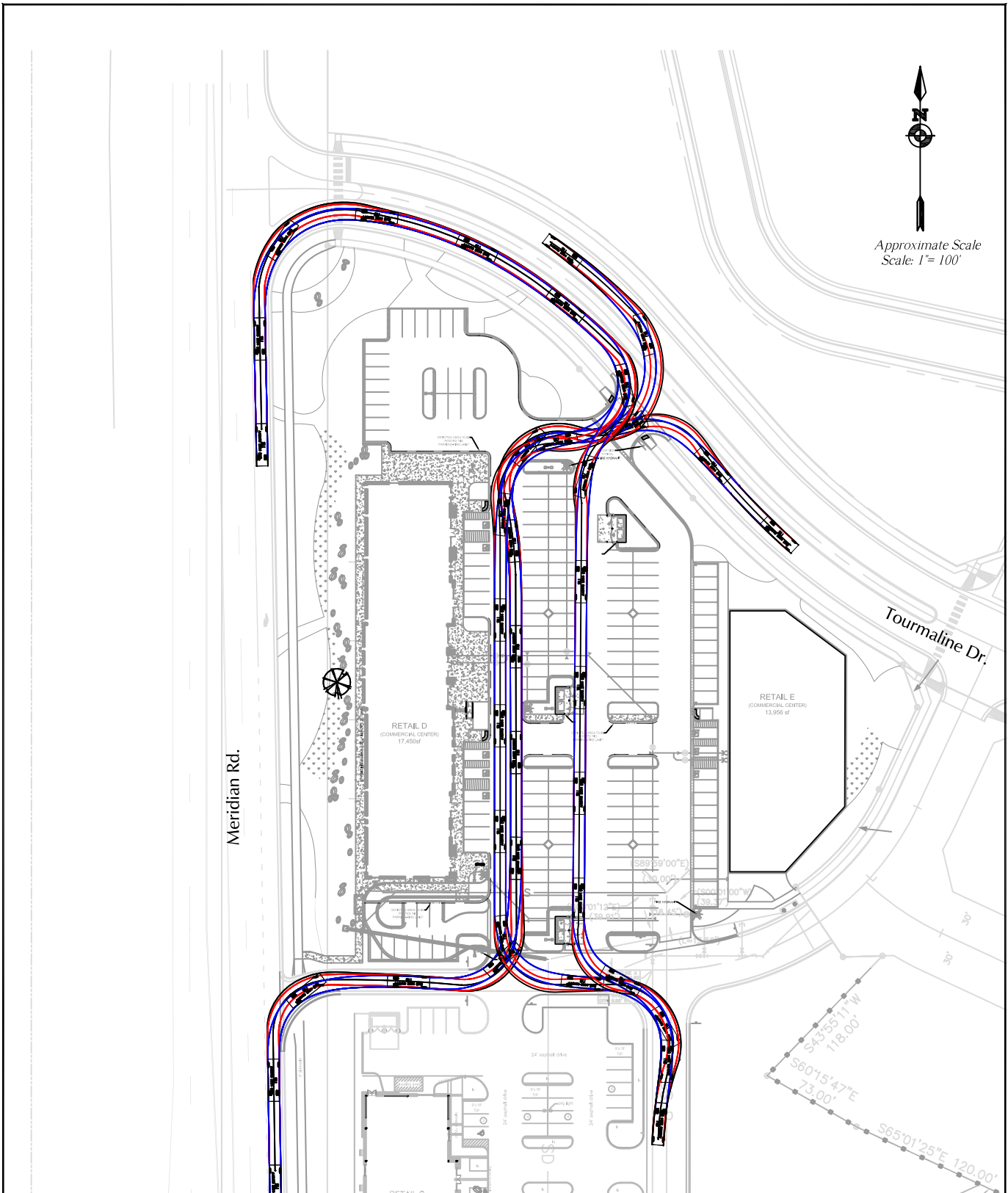


Figure 4

WB-50 AutoTurn Analysis

The Shops at Meridian Ranch Lot 4 (LSC #184510)



Approximate Scale
Scale: 1"= 100'

Figure 5

Single Unit Truck AutoTurn Analysis

The Shops at Meridian Ranch Lot 4 (LSC #184510)

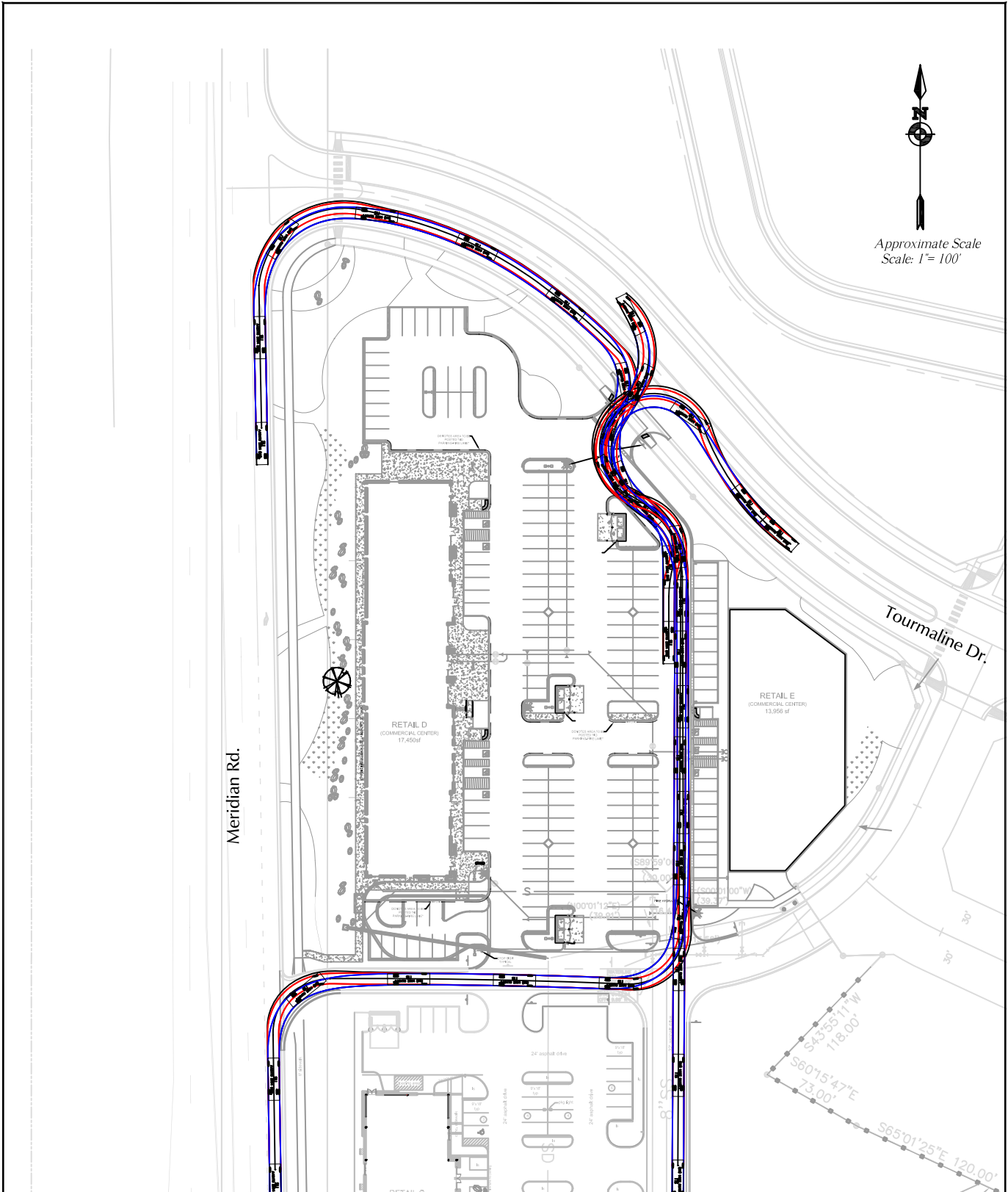


Figure 6

Single Unit Truck AutoTurn Analysis

The Shops at Meridian Ranch Lot 4 (LSC #184510)