

Attachment D - Summary of 2019 Approved Variances

Date	Number	Name	Type	Sub-Type	Criteria	Hardship	Notes
4/15/2019	TCV19-0008	Lanterns Adult Amenity Center - Texas Hybrid Bluegrass	Landscape & Irrigation	Landscape	turf type	Active recreation center requires more resilient grass type than native.	per Sec 4.2.1 LS/IR Performance Stds Criteria
6/3/2019	TCV19-0026	Crystal Valley Filing 15 - SDP	Landscape & Irrigation	Landscape	turf type	Nature's Prairie has been used to enhance entrance appeal while still incorporating the concepts of Coloradoscape. Without sod, the entrance landscape will be unbalanced	Nature's "prairie turf" sod...
12/17/2019	TCV19-0064	Ubergrippen - Hybrid Bluegrass Turf	Landscape & Irrigation	Landscape	turf type	a low water use clumping variety that would not stand up to the active programming of the lawn and would result in a patchy and mostly dirt lawn area.	req's 19" of water per 5 month growing season > 15" max/season
10/15/2019	TCV19-0046	Encore! - Storm to Sanitary Separation	Multiple Utilities	Sanitary sewer and storm sewer	Horizontal separation	Strict code enforcement would require rerouting the fiber optic and coax cable lines to provide more room in the corridor would require boring under Sellars Gulch and the proposed water quality pond.	Section 4.4.4.2, Storm sewer and sanitary sewer
7/10/2019	TCV18-0046	CVR F13 - Storm to San Separation	Multiple Utilities	Sanitary sewer and storm sewer	Horizontal separation	Local street section does not allow for all three utilities with wider storm sewer.	with wider storm sewer. Sanitary to be placed below storm sewer
3/18/2019	TCV19-0015	Liberty Village PA6 - Horizontal separation between	Multiple Utilities	Water line and storm sewer	Horizontal separation	The width of the tract does not allow the storm sewer, water main and sanitary sewer to maintain 10-feet of horizontal separation.	Section 4.4.4.2 WSDCM
8/7/2019	TCV19-0039	Meadows Jiffy Lube - Water and Storm Sewer Crossing	Multiple Utilities	Water line and storm sewer	Vertical separation	Strict code enforcement of this criterion would result in constructing the 6-inch fire hydrant lateral with a vertical pipe lowering to cross underneath the existing 24-inch RCP storm sewer. This would place the hydrant lateral at a depth greater than 10'	Section 4.4.4.3 and 4.4.8, deemed acceptable 12" clearance and 4' deep cover
12/19/2019	TCV19-0045	Miller's Landing Phase 1 - Water Transmission and Storm	Multiple Utilities	Water line and storm sewer	Vertical separation and depth of cover	Strict code enforcement of the criterion, would result in constructing the water main under the RCBC at a depth greater than 18 feet, making future access and maintenance difficult.	Sections 4.4.4.3 and 4.4.8(3-5)
8/6/2019	TCV19-0040	Crystal Valley Ranch F12 - Water depth and vertical	Multiple Utilities	Water line and storm sewer	Vertical separation and depth of cover	water main to be relocated, either 15 feet below large storm or above the large storm pipe with vertical separation and depth of cover not meeting criteria	Section 4.4.4.3
8/7/2019	TCV19-0039	Meadows Jiffy Lube - Water and Storm Sewer Crossing	Multiple Utilities	Water line and storm sewer	Vertical separation and depth of cover	Strict code enforcement of this criterion would result in constructing the 6-inch fire hydrant lateral with a vertical pipe lowering to cross underneath the existing 24-inch RCP storm sewer.	< 18" vertical clearance and 5' minimum cover. 12" vertical clearance, 4' minimum cover
6/26/2019	TCV19-0018	Meadows F16 Parcel 6 Subblock and P7 - U-Channel	Stormwater	Channel	Freeboard	native area above the retaining wall including existing stands of Gamble Oak. Preserving the existing slope and vegetation is more beneficial towards drainage runoff than the additional 1.0 foot of freeboard	Freeboard requirements would require unnecessary disturbance to area
4/10/2019	TCV19-0021	Castle Rock Industrial Park - Freeboard in Rockfall M	Stormwater	Channel	Freeboard	The existing grade is steeper than the maximum slope of 3:1 required by TOCR design standards, which means that tying into the existing grade would be impossible without extreme measures.	1' freeboard and 3:1 embankment slope deemed sufficient
4/25/2019	TCV18-0065	Calvary Chapel - Pond Embankment Slopes	Stormwater	Detention pond	embankment slope	Strict code enforcement of this criterion would necessitate increasing the depth of the pond, thus increasing the height of the retaining wall along the west side of the pond.	Increased depth req'd needs higher walls
6/21/2019	TCV19-0032	Castle Rock Industrial Park - Additional 1.0 WQCV	Stormwater	Detention pond	No additional Water Quality Capture Volume	The existing topography of the site and existing roadway limit the volume of the pond without additional fill, higher foundation walls, larger retaining walls, and a potential site redesign.	100-yr detention volume is met, not plus 1.0 times Water Quality Capture Volume
9/15/2019	TCV19-0038	The Lanterns Filing 2 - Untreated Runoff	Stormwater	Detention pond	Untreated Runoff	Grading so that all developed areas drain to BMP facility would result in excessive disturbance.	Section 13.1.4
10/18/2019	TCV19-0043	Meadows Filing 16, Parcels 6 & 7	Stormwater	Detention pond	Untreated Runoff	Routing this area into the pond before it leaves the site provides grading challenges, and the applicant is conforming to previously approved drainage designs.	Section 13.1.4
4/10/2019	TCV19-0020	Castle Rock Industrial Park - Untreated Runoff	Stormwater	Detention pond	Untreated Runoff	Existing IREA utilities near the surface along the southern boundary of the site control grade and prevent the installation of drainage channels or detention ponds and pipes in this area.	IREA utilities near the surface along southern boundary of site control grade and prevent the installation of drainage channels or detention ponds and pipes.
4/10/2019	TCV19-0022	Castle Rock Industrial Park - Untreated Runoff	Stormwater	Detention pond	Untreated Runoff	TOCR staff felt that maintenance of the channels would be difficult with z-feet of freeboard and a trip hazard.	1' freeboard deemed sufficient
8/8/2019	TCV19-0024	Heckendorf Retail - Untreated Runoff	Stormwater	Detention pond	Untreated Runoff	Due to the extreme grading on the south side of the site, water cannot be directed to the on-site storm sewer system	0.28 acres with untreated runoff
5/23/2019	TCV19-0027	Meadows F16 Parcel 8 - Untreated Runoff	Stormwater	Detention pond	Untreated Runoff	Routing a small area into the pond before it leaves the site provides grading challenges that would require additional retaining walls, and would create an area difficult to maintain.	Sec 13.1.4 SDDTCM New developments require full-spectrum det'n. MSF S I, part E.4.c.iv(A)1 allows for up to 20% of the area to discharge untreated subject to physical constraints, not to exceed 1 acre
7/3/2019	TCV19-0031	Public Safety Training Center - Undetained Flow	Stormwater	Detention pond	Untreated Runoff	The site is limited in how much additional fill can be placed. The site would require retaining walls along the north property line.	Would require retaining walls
3/13/2019	TCV18-0067	Calvary Chapel - Retaining Wall in Easement	Stormwater	Easement	Retaining wall in easement	Strict code enforcement would require substantial redesign of the site, pond, and buildings.	Workbench and maintenance access drive slope
7/17/2019	TCV19-0016	IREA Substation No Rise Cert. application	Stormwater	Floodplain	No rise Certification	Strict enforcement would require a Conditional Letter of Map Revision (CLOMR) through FEMA be completed prior to the issuance of a floodplain permit resulting in a hardship for IREA.	Sanitary sewer pipe slope and depth of cover. No-rise certification. Enforcement may require CLOMR
12/5/2019	TCV19-0063	Crystal Valley Ranch - F18	Stormwater	Flow in street	ponding depth outside R.O.W.	There is not sufficient room in the road with driveways to allow placement of additional inlets.	Ponding outside of roadway, Sec 8.5.2, freeboard of 23" deemed acceptable otherwise triple the inlets required

2/12/2019	TCV19-0001	Terrain Filing 4 - Upper Sunstone Village	Stormwater	Storm sewer	clearance/separation	storm sewer within the residential lots, making future maintenance difficult	Multiple utilities clearance
7/2/2019	TCV19-0010	CVR F13 - Storm to Streetlight Separation	Stormwater	Storm sewer	horizontal separation to lightpole	Limited R.O.W. drainage easement required to extend outside of R.O.W. for storm sewer pipe at horizontal curves, where lightpoles are located.	minimum = 8.56'
10/15/2019	TCV19-0049	Encore! - Storm to Street Light Separation	Stormwater	Storm sewer	horizontal separation to lightpole	Relocating the lighting would cause greater inconsistency in lighting levels in this area	Section 9.4.3 structure in easement
7/24/2019	TCV19-0037	Crystal Valley Filing 12 - Hydraulic Grade Line	Stormwater	Storm sewer	Hydraulic Grade line	Strict code enforcement would result in significant delays in construction schedule and cost resulting in added risk due to prolonged land disturbance conditions and potential compromise of paving operations beyond the favorable seasonal window.	Section 9.8.3 SDDTCM requires HGL 1' below grade
11/8/2019	TCV19-0059	Encore! - Storm Pipe Size and Material	Stormwater	Storm sewer	Pipe material and size	Physical constraints in the northeast corner of the site prohibit the use of RCP and 18-inch diameter pipe. The limited area between the parking garage, water quality feature and Sellers Gulch channel embankment do not allow adequate space for an 18-inch RCP.	9.2.1 SDDTCM
12/17/2019	TCV19-0060	Lanterns F3 - stormsewer velocity existing pipe	Stormwater	Storm sewer	Pipe velocity > 18 fps	Strict code enforcement would require removal and replacement of the previously installed pipe and manholes. An existing sanitary stub could also be disturbed as part of this removal and replacement.	9.8.1(1) SDDTCM
3/13/2019	TCV18-0064	Calvary Chapel - Retaining Wall in Easement	Stormwater	Storm sewer	Retaining wall over pipe	Due to the existing topography of the site, which includes a major drainageway, there is insufficient space to provide two areas of the site with full spectrum detention.	Owner assumes repairs
10/15/2019	TCV19-0048	Encore! - Retaining Wall Easement	Stormwater	Storm sewer	retaining wall over pipe	Strict code enforcement would require substantial redesign of the site, pond, and buildings. The site is configured with retaining walls to maximize pond volume and area of pedestrian plaza.	Section 9.4.3 wall in easement
4/16/2019	TCV19-0011	CVR F13 - Swale Freeboard	Stormwater	swale	Freeboard	a full 2' of freeboard would require additional disturbance to this existing landscape and reduce the quality of the overall development.	Swale. If enforced, unnecessary scraping, grading
7/16/2019	TCV19-0034	Meadows F16 Parcel 8 - 2:1 slopes	TESC/GESC	Grading	slopes	Strict code enforcement would either require farther disturbance of the native area in order to tie the disturbed slope back into grade, or retaining walls nearing 30 feet in height.	Would require retaining walls
6/13/2019	TCV19-0017	Meadows F16, Parcel 6 - Sanitary Sewer Easement S	Wastewater	Easement	Slope > 10%	Strict enforcement of the code would require extensive grading and retaining walls. In addition, revised grading would require realignment of existing utilities to revise the location of connection points established during the Master Planning process.	Max x-slope = 4%, max long'l slope = 10%
4/19/2019	TCV19-0025	Upper Sunstone - Utility Easement Longitudinal Slop	Wastewater	Easement	Slope > 10%	Strict enforcement of the code would require a realignment of the existing sanitary.	3:1 long'l slope max over 25 section of easement. S 4.5 states 10% max long'l slope and 4% max x-slope
11/12/2019	TCV19-0055	Montiane Active Adult Amenity Center - Sanitary Sew	Wastewater	Easement	Slope > 10%	Strict code enforcement of this criterion would result in the proposed site grades to be lower approximately 12 feet than designed, requiring extensive re-grading.	Section 4.5, WDCM easement slope 10% max for maintenance access
4/25/2019	TCV18-0006	Liberty Village PA 6 Trees in Utility Easements	Wastewater	Easement	trees in easement	Requires installing fewer trees than ToCR requirements	Requires installing fewer trees than ToCR requirements
5/20/2019	TCV19-0029	Canyons South Filing No. 1A - Depth of Manholes &	Wastewater	Sanitary sewer	Deep sewer	Strict code enforcement of this criterion would require a lift station to be incorporated into the design.	Steep topo, layout and outfall make strict enforcement impractical and would require a lift station
3/8/2019	TCV19-0004	Lanterns Spine Rd - Sanitary Sewer Depth Greater th	Wastewater	Sanitary sewer	deep sewer	Strict code enforcement of this criterion would cause either slopes and depth of cover requirements to not be met, or a lift station to be incorporated into the design.	Main sanitary collector at Montain Cir spine
11/13/2019	TCV19-0044	Meadows Filing 16, Parcel 6 Superblock and Parcel 7	Wastewater	Sanitary sewer	deep sewer	Strict code enforcement of this criterion would require a lift station to be incorporated into the design, or for the subdivision not to be built.	Section 4.4.8 of WSDCM
2/22/2019	TCV19-0005	Lanterns Spine Rd - Sanitary Sewer Design Flow	Wastewater	Sanitary sewer	flow depth	of the existing sanitary sewer main that runs beneath Crystal Valley Parkway.	Cause for reconstructing existing sanitary sewer main beneath Crystal Valley Parkway
7/3/2019	TCV19-0035	Public Safety Training Center	Water	Curb stops	in concrete	The site is limited for utility service connections. The proposed utility connections would need to be relocated at the building and the services would need to go under the proposed detention pond.	limited connections near site
4/24/2019	TCV19-0023	Promenade Block 4A - Curb Stops in Pavement	Water	Curb stops	in pavement	The water main serving the lot is located within a private drive without tree lawns. Drive aisles are needed for circulation within the lot.	Drive aisles are needed for vehicular circulation within the lot
8/28/2019	TCV19-0042	Castle Rock Industrial Park, Lots 3 and 4 - Curb Stop	Water	Curb stops	in pavement	No landscape area nearby	No LS area
3/11/2019	TCV19-0014	Lanterns Spine Rd - Water Line Depth	Water	Water line	Depth of cover	The box culvert is within the floodplain and cannot be lowered. Strict code enforcement of this criterion is not possible due to elevation and size constraints on the box culvert.	Box culvert is located in the floodplain and can't be lowered. 12" main raised above box culvert with < 3.4' of cover
7/2/2019	TCV19-0013	CVR F13 - Water Easement Slope	Water	Water line	Slope > 10%	Meeting the code requirements would require extensive contouring and scarring of the land.	per Sec 4.5
9/13/2019	TCV19-0051	Reduced Water Main Cover	Water	Water line	Depth of cover	Strict code enforcement of this criterion would cause the water main to be routed beneath the box culvert, and the depth of cover would be over 13 feet, making access and maintenance very difficult.	Section 4.4.4.3
2/25/2019	TCV19-0006	Lanterns Spine Rd - Water Line Max Static Pressure	Water	Water service line	max static pressure	Strict code enforcement would be possible with the creation of an additional pressure zone (Purple), and would have required the installation of 2 or more PRVs with connections to the Red Zone tanks.	Strict code enforcement would be possible with the creation of an additional pressure zone. Slightly higher pressures permitted to maximize design effectiveness