

## **PUD Modifications – Waterside**

	<b>LDC/ECM Section</b>	<b>Category</b>	<b>Standard</b>	<b>Modification</b>	<b>Justification</b>
1	LDC Chapter 8.4.4(E)(2)	Private Roads Require Waiver	Use of private roads shall be limited.	Private roads proposed to serve only portions of this community.	Private roads allow for a smaller road cross-section that cannot be accommodate under public street standards. This allows a more compact development that facilitates attached single-family housing units on smaller lots, which is a product that fills a growing market need in the area. The more compact site design also allows the retention of vegetation, protection of the lake frontage, provision of a community trail and dedication of open space. The private roads will be owned and maintained by the HOA.
2	LDC Chapter 8.4.4(E)(3)	Private Roads to meet County standards.	Private roads shall be constructed and maintained to ECM standards.	Road width and roadway terminations (see 3, and 4 below)	
3	ECM Section 2.2.4.B.7, Figure 2-17, and ECM Table 2-7	Typical Urban Local (Low Volume) Cross Section	50' public right of way with 24' asphalt mat	29' private tract with 24' asphalt mat.	A smaller private road cross-section. Tract versus ROW while maintaining a 24' asphalt width, compact road design, and the use of a turnaround will achieve the goal of providing both residents and emergency responder's access. ECM standard does not take into account reduction in speed due to the T-intersections associated with these very small turn around areas. A standard cul-de-sac width is almost as wide as the parcel is in the location.
4	ECM Section 2.3.8	Roadway Terminations	Urban Cul-de-Sac- Permanent hammerhead turnarounds not permitted.	Permanent turnaround proposed on Hillingdon Heights using 24' wide asphalt mat.	