

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

A deviation from the standards of or in Section **2.2.4.B.7** of the Engineering Criteria Manual (ECM) is requested.

Identify the specific ECM standard which a deviation is requested:

Table 2-31 Minimum Curb Return Radius and Intersection (Urban Roads) – specifically, minimum 20' radius for a local/local intersection.

State the reason for the requested deviation:

This deviation is a request for approval of 15' radii for all local/local intersections within this project site.

review 3 comment: include an explanation of why the smaller radii is needed.
review 4: unresolved.

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

The proposed streets within this project site are private and it will be the responsibility of the HOA to maintain the roads, including all curb return areas. The HOA will also be responsible for replacing any damaged curb & gutter resulting from their decision to use smaller than recommended curb return radii.

Please explain the proposed alternative and compare to the ECM standard. This section should state that the standard is 20' radii and the proposed alternative is 15' which is a 5' difference.

Additionally discuss results from the turning movement analysis per previous comment provided.

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:

These are private roadways. The lots for this project are small and having smaller curb return radii helps to not cut into those small lots more than necessary with associated pedestrian ramps and other improvements.

review 3 comment: Not a valid reason for deviating from the standard. Include a discussion on other reasons why smaller radii is needed.
 review 4: unresolved.

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 proposed private street section with smaller curb return radii will help with the small lot size constraints and will improve the lots for each individual homeowner. ADA requirements are still being met and the smaller radii result in traffic calming and slower traffic speeds in the neighborhood.

review 3 comment: Provide turning template to show if larger vehicles (Trucks, SUVs, delivery trucks, etc) are able to make the right turn movement without clipping the curb return.
 Review 4: unresolved. please provide turning template for larger vehicles (SU-30).

The deviation will not adversely affect safety or operations.

No impact to safety or operations is anticipated by this design. ADA requirements are still being met and the smaller radii result in traffic calming and slower traffic speeds in the neighborhood.

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

This deviation will not adversely affect maintenance or its associated cost since the roads are to be privately maintained.

review 3 comment: State the maintenance vehicles can still navigate curb returns - Verify with turning movement (autoturn analysis). No additional cost in maintenance as it will not change how maintenance is completed.

review 4: Unresolved.

The deviation will not adversely affect aesthetic appearance.

Aesthetic appearance will not be affected by this variance.

review 3 comment:
Expand on this. No change to overall street section.

review 4: unresolved.

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

The proposed private street section will still meet the intent and purpose of the ECM standards, by providing all other standard roadway design elements.

review 3 comment:
,Including paved roadway width, curb and gutter and sidewalk width and location.
review 4: unresolved.
please add the above to your response.

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.

This site is subject to a Stormwater Management Plan, which meets Part I.E.3 and Part I.E.4 of the County's MS4 permit.

review 3 comment: Water quality for the project is being provided through an off-site facility, being built west of the project site.

review 4: Unresolved. Please add that water quality is being provided for the site by the proposed pond.

REVIEW AND RECOMMENDATION:

Approved by the ECM Administrator

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

Γ Γ

L J

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.

Γ Γ

L J

ECM ADMINISTRATOR COMMENTS/CONDITIONS:

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.

Deviation Request_v4.pdf Markup Summary 5-9-2022

Daniel Torres (8)

Reason for the requested deviation:
Reason is a request for approval of 15' radii for all locations

review 3 comment: include an explanation of why the smaller radii is needed.
review 4: unresolved.

Subject: Text Box
Page Label: 2
Author: Daniel Torres
Date: 5/9/2022 2:35:12 PM
Status:
Color: ■
Layer:
Space:

review 3 comment: include an explanation of why the smaller radii is needed.
review 4: unresolved.



Subject: Callout
Page Label: 2
Author: Daniel Torres
Date: 5/9/2022 2:38:11 PM
Status:
Color: ■
Layer:
Space:

Please explain the proposed alternative and compare to the ECM standard. This section should state that the standard is 20' radii and the proposed alternative is 15' which is a 5' difference.

Additionally discuss results from the turning movement analysis per previous comment provided.



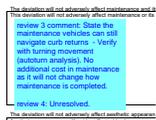
Subject: Text Box
Page Label: 3
Author: Daniel Torres
Date: 5/9/2022 2:43:45 PM
Status:
Color: ■
Layer:
Space:

review 3 comment: Not a valid reason for deviating from the standard. Include a discussion on other reasons why smaller radii is needed.
review 4: unresolved.



Subject: Text Box
Page Label: 3
Author: Daniel Torres
Date: 5/9/2022 2:56:56 PM
Status:
Color: ■
Layer:
Space:

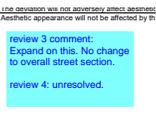
review 3 comment: Provide turning template to show if larger vehicles (Trucks, SUVs, delivery trucks, etc) are able to make the right turn movement without clipping the curb return.
Review 4: unresolved. please provide turning template for larger vehicles (SU-30).



Subject: Text Box
Page Label: 4
Author: Daniel Torres
Date: 5/9/2022 2:46:01 PM
Status:
Color: ■
Layer:
Space:

review 3 comment: State the maintenance vehicles can still navigate curb returns - Verify with turning movement (autoturn analysis). No additional cost in maintenance as it will not change how maintenance is completed.

review 4: Unresolved.



Subject: Text Box
Page Label: 4
Author: Daniel Torres
Date: 5/9/2022 2:46:31 PM
Status:
Color: ■
Layer:
Space:

review 3 comment:
Expand on this. No change to overall street section.

review 4: unresolved.

roadway design elements.

review 3 comment:
Including paved
roadway width, curb and
gutter and sidewalk
width and location.
review 4: unresolved,
please add the above to
your response.

Subject: Text Box
Page Label: 4
Author: Daniel Torres
Date: 5/9/2022 2:47:24 PM
Status:
Color: ■
Layer:
Space:

review 3 comment: ,Including paved roadway width, curb and gutter and sidewalk width and location.
review 4: unresolved. please add the above to your response.

review 3 comment: Water quality for the project is being provided through an off-site facility, being built west of the project site.
review 4: Unresolved. Please add that water quality is being provided for the site by the proposed pond.

Page 4 of 4

Subject: Text Box
Page Label: 4
Author: Daniel Torres
Date: 5/9/2022 2:48:40 PM
Status:
Color: ■
Layer:
Space:

review 3 comment: Water quality for the project is being provided through an off-site facility, being built west of the project site.

review 4: Unresolved. Please add that water quality is being provided for the site by the proposed pond.