Request for a Modification to a Road Standard and/or to Project Conditions

Project Number: TM 5571/5572                     Date of Request: January 31, 2014


Thos. Bros. Map/Grid: 1049, 1069 APN

Requestor Name: Village Communities, Inc

Address: 11452 El Camino Real, Suite 120, San Diego, CA 92130

Telephone: (858) 345-3644

Requested Modification (attach engineering sketches showing existing layout, details and notes):
The standard road section for a Private Road is 24' paved width on 28' ROW with a minimum design speed of 25 mph. The requested modification to the road standard is to increase the paved width to 25' and increase the ROW to 34'. The design speed will be reduced to 20 mph.

Reason for requested Modification (provide attachment if additional space is required):
The Project goals and policies are specifically written to create a mixed-use pedestrian oriented community. The reduced design speed is essential in achieving pedestrian safety and walkability within the community. Further, through the reduced design speed and the proposed alignment, the road is able to follow the natural contours which will reduce the grading required for the project.

List alternatives that could mitigate the requested Modification (attach engineering sketches showing proposed layouts, details and notes): Increase the design speed to 25 mph.

Describe the hardship(s) to the property owner(s) and/or neighbor(s) if the request is not approved (see note 3. on reverse):
Increasing the design speed will require a new vertical curve design in a constrained distance approximately (300') and between two proposed streets. This will increase the amount of grading and the possible use of engineered retaining walls.

Provide Design and Cost Estimate for meeting the Condition (see note 3. on reverse):

See reverse for directions and important information.

Revised: Aug 30, 2007
ATTACHMENT 1
WITH MODIFICATION #10
STREET 'E'

THE DESIGN SPEED WILL BE REDUCED FROM 25 MPH TO 20 MPH.

NOTE:
SEE IMPLEMENTING PG SHEET 3 FOR ADDITIONAL INFORMATION