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Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services

January 5, 2007

Mr. Rick Dorris, P.E.
City of Grand Junction Public Works
250 North 5th Street
Grand Junction, CO 81501

**Re: Transportation Engineering Design Standards Exemption Request
Ashbury Heights Subdivision Cul-De-Sac Radius**

Dear Mr. Dorris:

The purpose of this letter is to request an exemption from the City of Grand Junction's Transportation Engineering Design Standards (TEDS), Drawing Exhibit ST-15, which specifies that any cul-de-sac road with a length greater than 150-ft in length shall have a minimum right-of-way (ROW) radius of 48-ft.

Chapter Fourteen of the TEDS defines the requirements for design exemptions and requires the applicant to demonstrate the exemption will result in a safe, efficient and effective transportation solution in addition too examination of other design solutions.

TEDS permits construction of a 38-ft radius cul-de-sac when the length of the street is less than 150-ft in length. The Ashbury Heights Subdivision would like to propose a local cul-de-sac street that is 165-ft in length with a 38-ft radius cul-de-sac ROW dimension. Three design options were examined for this request.

Alternative A, attached to this request, would be to construct a cul-de-sac with a 48-ft radius. This alternative complies with the TEDS requirement but the additional right-of-way width and subsequent 20-ft front yard set back significantly impacts four building sites around the cul-de-sac.

Alternative B.1 and B.2, attached to this request, would be to construct a 150-ft long street with a 38-ft radius cul-de-sac. This alternative complies with the TEDS requirement but the additional right-of-way width and subsequent 20-ft front yard set back significantly impacts two building sites around the cul-de-sac.

Mr. Rick Dorris, P.E.
January 5, 2006
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Alternative C, the preferred alternative which is also attached to this request, would be to construct a 165-ft long street with a 38-ft radius cul-de-sac. This alternative does not comply with the TEDS requirement because the street is 15-ft to long. From a transportation safety standpoint, a street with a 38-ft radius cul-de-sac that exceeds the TEDS length requirement by 15-ft has no impact on the street safety or capacity. However, the 150-ft length requirement does have an impact from a fire protection standpoint. Section 503.1.1 of the 2000 International Fire Code (IFC) states:

“Approved fire apparatus access roads shall be provided for every facility, building or portion of the building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend within 150-ft of all portions of the facility or any portion of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility.”

Section 503.1.1.1, Exceptions, states:

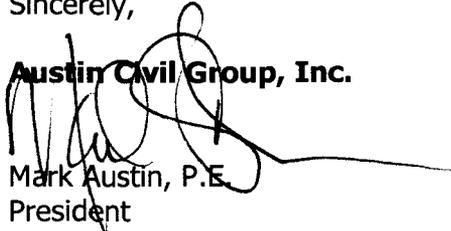
“The code office is authorized to increase the dimension of 150 feet where the building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.”

Therefore, to address the fire safety issues associated with the additional 15-ft length in the street, the Asbury Heights Subdivision will require all townhouse and patio home units constructed within the subdivision to have approved fire sprinkler systems. This condition can be placed by the City of Grand Junction as part of the preliminary plan approval for the project.

We appreciate the opportunity to present this exemption request and believe it presents a good design alternative that does not compromise the health, safety, or welfare of the public. If you have any additional questions or concerns, please give our office a call at 242-7540.

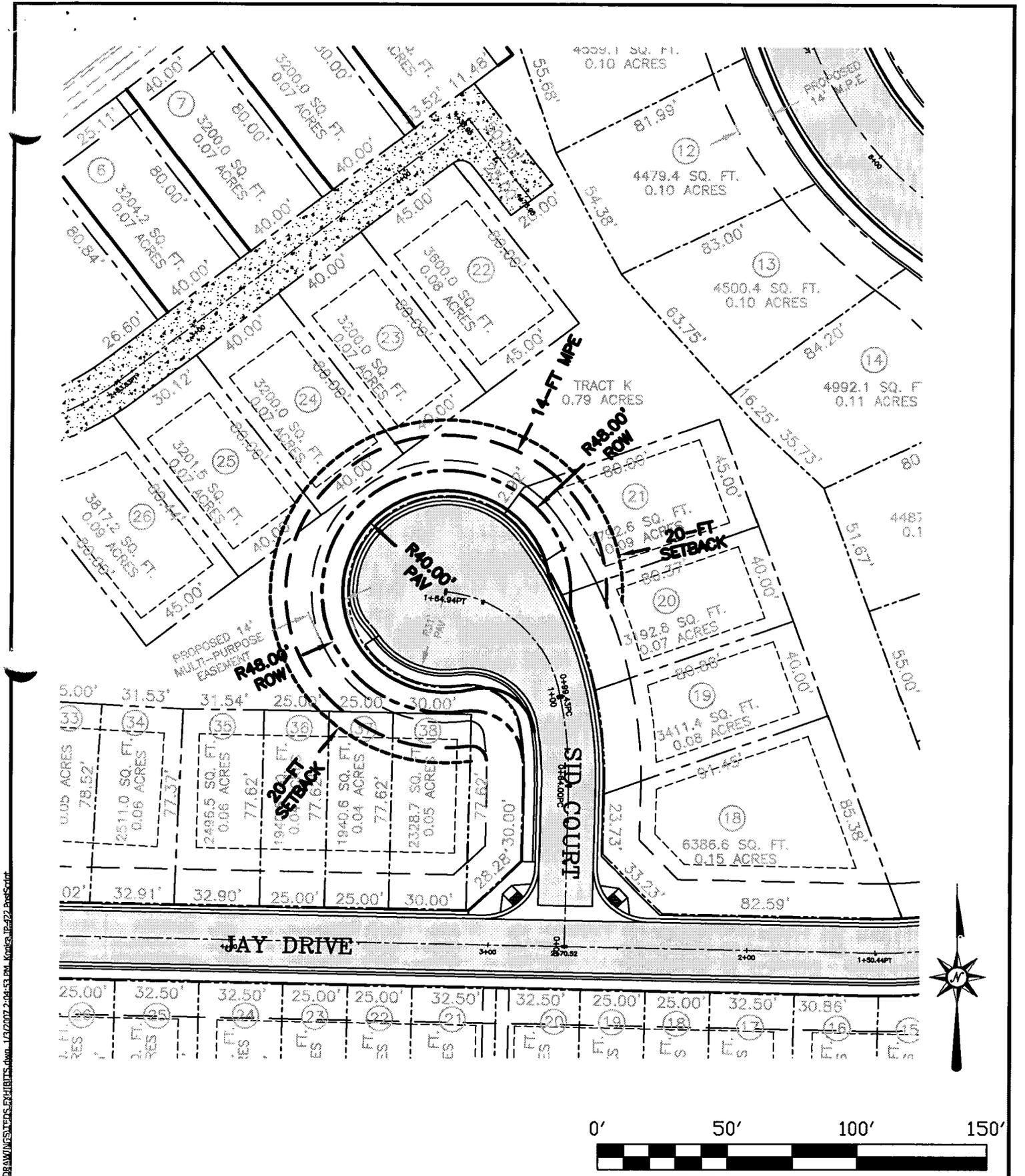
Sincerely,

Austin Civil Group, Inc.


Mark Austin, P.E.
President

Attachments:

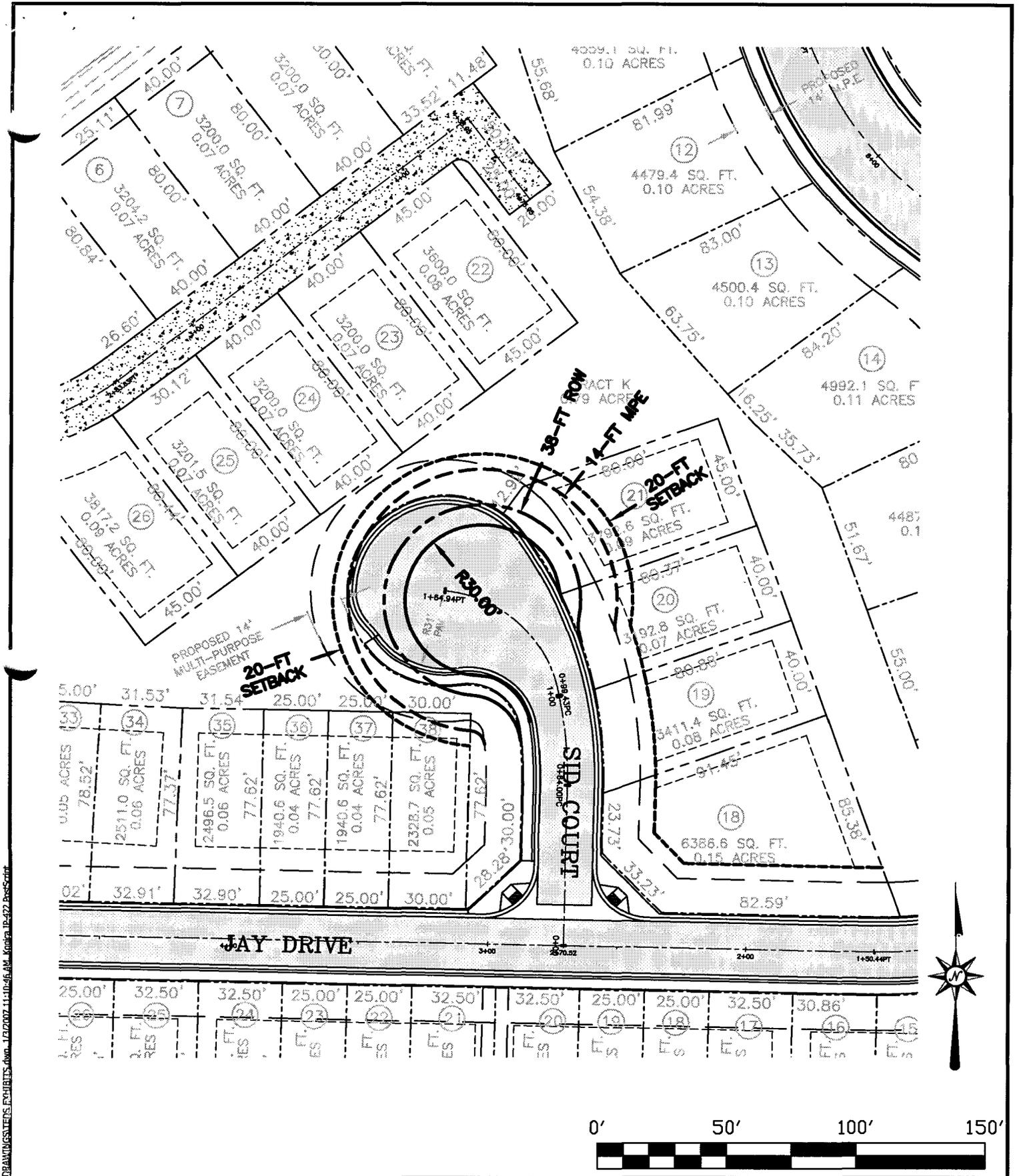
Alternative A: 48-Ft Radius Layout
Alternative B.1 and B.2: 150-ft Street Length
Alternative C: Sid Court Proposed Design



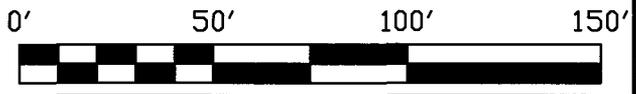
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 12/20/07 2:04:53 PM kmrjg:hp222:evst5.cmr

title: **ALTERNATIVE A: 48-FT RADIUS
SID COURT TEDS REQUEST**
 By: **mra**
 Date: **12-14-06** Scale: **1"=50'**

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 (970) 242-7540

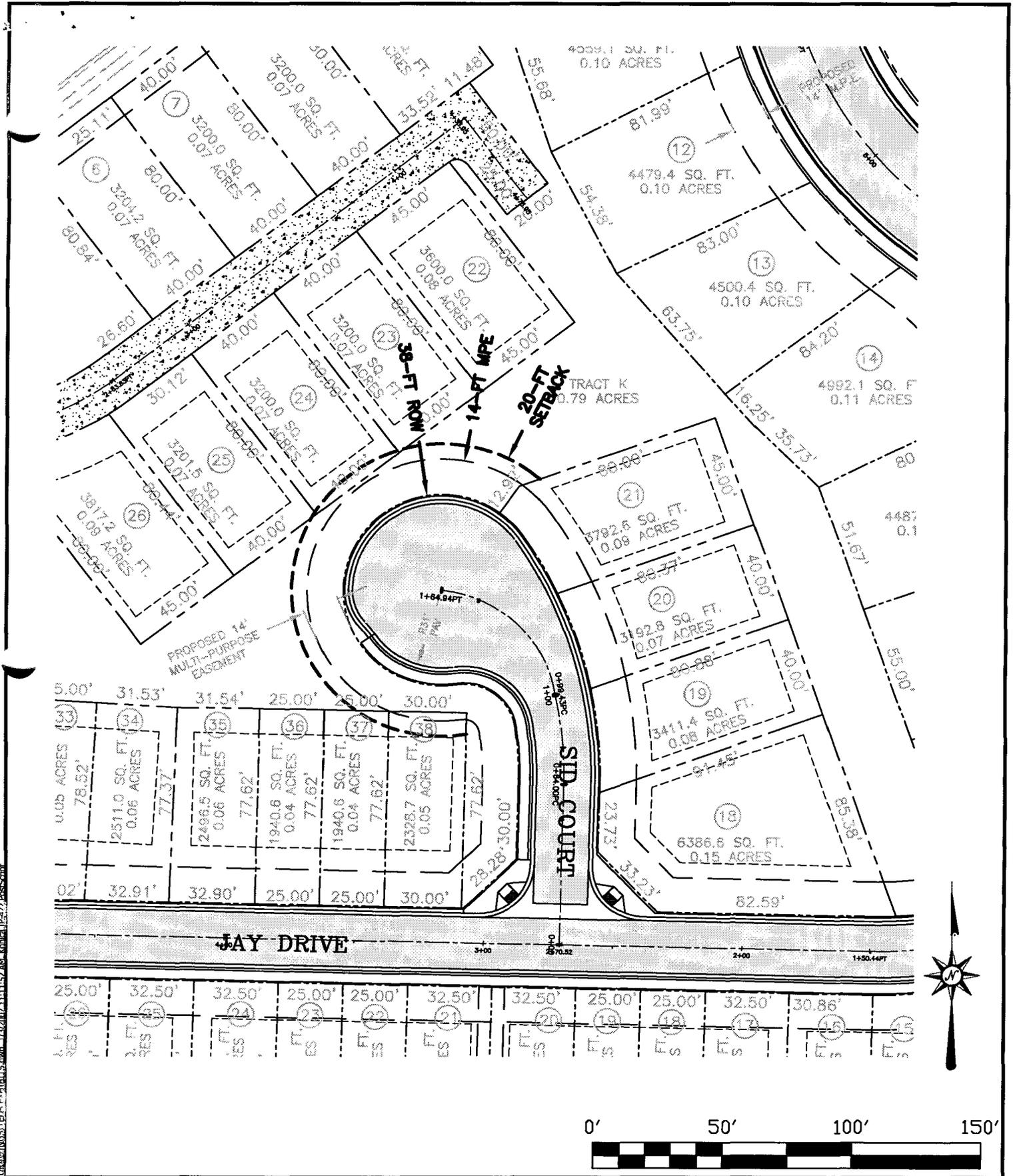


12/20/07 11:06:46 AM Knipps JB-22 Rev: 5/07
 12/14/06 10:11:00 AM



title: **ALTERNATIVE B.1 - 150-FT LENGTH SID COURT TEDS REQUEST**
 By: **mra**
 Date: **12-14-06** Scale: **1"=50'**

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title: **ALTERNATIVE C
SID COURT PROPOSED DESIGN**
 By: **mra**
 Date: **12-14-06** Scale: **1"=50'**

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February 23, 2007

Mark Austin
Austin Civil Group, Inc.
336 Main Street, Suite 203
Grand Junction CO 81501

RE: *Design Exception #04-07, Ashbury Heights – 28 ¼ & Grand Falls Drive
TEDS Exceptions for Cul de Sac Length*

Dear Mark,

Please find attached the committee's decision for the above referenced request. This design exception was approved as requested.

If you have any questions please feel free to contact the Development Engineer in charge of your project or Tim Moore, Public Works and Planning Director at 970.244.1557.

Sincerely,



Sue Mueller
Sr. Administrative Assistant

cc: Rick Dorris, Development Engineer
File

Grand Junction

DESIGN EXCEPTION # 04-07

To: Tim Moore, Public Works and Planning Director
Lisa Cox, Planning Manager
Jim Bright, Acting Fire Chief

From: Tim Moore, Public Works and Planning Director

Copy to: Rick Dorris

Date: January 13, 2007

RE: Ashbury Heights – 28 ¼ & Grand Falls Dr.
TEDS Exceptions for Cul de Sac length

DESCRIPTION OF THE SITUATION

The applicant desires to develop the vacant properties in a planned Development. They are proposing mixed residential uses. This request is in an area proposed for townhomes.

Drawing ST-15 in chapter 5 of TEDS requires a 48' radius cul de sac when the cul de sac is longer than 150'. A 38' radius can be used if the length is 150' or less.

Site Description:

The site is a large parcel bounded on the north by the Grand Falls Drive, the west by 28 ¼ Road, the south by the canal, and the east by the falls subdivision. The lots shown within the site boundary in the picture below are being re-platted with the project. There are no specific constraints that would keep them from meeting TEDS standards.



Requested Exceptions:

#1 Access Their cul de sac is 165' long and they are requesting to use the 38' radius instead of the required 48' radius.

There are several exhibits illustrating their request and the impacts to their lot layout.

EXCEPTION CONSIDERATIONS

- 1. Will the exception compromise safety?**
Staff does not believe the exception will compromise safety.
- 2. Have other alternatives been considered that would meet the standard?**
Yes, several alternatives for access have been developed. They can meet the standards by losing a lot or two but are proposing to sprinkle the nearby units to compensate for the reduced cul de sac radius.
- 3. Has the proposed design been used in other areas?**
Staff is unaware of this situation in other areas but the fire department has relaxed standards when subject buildings are sprinkled.
- 4. Will the exception require CDOT or FHWA coordination?**
No.
- 5. Is this a one-time exception or a manual revision?**
This is a one-time exception.

