



ROBIN B. HAMERS & ASSOC., INC.

CIVIL ENGINEERS • PLANNERS • SURVEYORS

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April 23, 2020

OC Development Services
P.O. Box 4048
Santa Ana, CA 92702-4048

RE: 11782 SIMON RANCH ROAD - TENTATIVE MAP NO. 18119

Gentlemen,

The Tentative Map and Site Plan for the proposed project referenced above includes a knuckle design which deviates from Orange County Standard Plan 1112. The proposed knuckle is similar to the Subdivision Committee-approved Ladera Alternative Development Standards, but the proposed roadway is only 28 feet wide with parking on one side only as opposed to 36 feet in the Ladera Standards with parking on both sides. The proposed knuckle has the same inside radius as the Ladera Standard but, due to the narrower roadway, a smaller outside radius.

The development requests that it be allowed to include the modified knuckle with reduced outer curb radius for the following reasons:

- The condition only occurs in one location.
- There is no through traffic in the subdivision.
- There are only 30 units beyond this knuckle which corresponds to approximately 300 average daily trips.
- Parking is restricted to designated locations along the private roadway and will be prohibited within the arc of the curve.
- Each unit has 2 covered parking spaces and room for 2 additional parked cars in the driveway in addition to the designated parking spaces along the roadway. The project proposes 169 parking spaces when only 101 spaces are required, for a ratio of 4.6 spaces per home.

If you have any further questions or concerns please contact me directly at (760)731-6603 or by email mibenesh@robhamers.com . Thank you for your consideration related to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Benesh", written in a cursive style.

Michael Benesh, President
RCE 37893



A-18. Modified Knuckle

Per the approval of the County Chief Engineer, modify County Standard Plan 1112 to allow reduced curb return radii at knuckles, as shown below:

Performance Criteria: The modified knuckle must still conform to County criteria regarding

- Parking
- Lot frontage
- Guest parking
- Normal traffic movements

