

Andaz Resort
-Statement of Direction (SOD)-
Comparison Points for Paving Dedicated Portion of Quail Run Road Right-of-Way (ROW)
September 22, 2022
Town Council Work Session

Quail Run Rd is a substandard ROW. The ROW is currently 30' wide with approximately 14' to 15' of asphalt and 2' of rolled curb on the west side adjoining the five lots of Hidden Village 14. Town standards recommend a ROW width of 50', a minimum of 18' of asphalt, and 2' of curb on each side.

The applicant proposes to dedicate 20' of ROW to bring it into conformance with the recommended ROW width of 50'. In order to provide safe passage of two vehicles, the Town Engineer would like 3' to 4' of asphalt and 2' of ribbon curb to be placed in the dedicated portion of ROW. However, the applicant would like to landscape the entire portion of dedicated ROW due to the limited use of the street and to match the landscaped portion of ROW to the north. Below is a list of some "pros and cons" on whether the dedicated portion of Quail Run Rd ROW should include additional paving or should only contain landscaping.

	Pros/Advantages	Cons/Disadvantages
Added Pavement/Curb with Landscaping	1. Provides safe passage for two vehicles on a paved surface 2. Extends the maintenance life of the public road with curbing	1. Results in more initial and future material cost with added pavement and curbing 2. Provides less landscaping buffer to proposed improvements being an average of 20' width within the post-dedication right-of-way plus the varying distance of approximately 5' to 25' to the proposed perimeter meandering wall 3. Creates a more scalloped streetscape
Existing Pavement with Landscaping	1. Acts as a deterrent to speed since the road is narrow 2. Provides more landscaping buffer to proposed improvements being an average of 20' of landscaping within the post-dedication right-of-way plus the varying distance of approximately 5' to 25' to the proposed perimeter meandering wall	1. Creates a situation when two vehicles approach that one vehicle needs to leave the paved surface or wait for the other vehicle to pass

Potential pavement and landscape options include:

- Option 1 (3' of Asphalt, 2' of Ribbon Curb, and 15' of Landscape Area within Post-Dedication ROW)



- Option 2 (5' of Clear Area with 15' of Landscape Area within Post-Dedication ROW)



- Option 3 (2' of Ribbon Curb, 3' of Clear Area, and 15' of Landscape Area within Post-Dedication ROW)



- Option 4 (No Paving. 20' of Landscape Area)

