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Del Snow
111 Tremont Circle
Chapel Hill NC 27516

Planning Board
Town of Chapel Hill

Re: SUP Application for Chapel Watch Village

I believe that the proposed connection between Chapel Watch Village and Larkspur, which would run between Maywood and Eubanks Rd., should be a pedestrian/emergency vehicle only road.

There are a number of reasons to support this:

1. Larkspur is a family community and the potential for this road to be a cut-through to Weaver Dairy Road will put children and walkers at unnecessary risk.
2. Larkspur and future Chapel Watch Village residents' quality of life would be diminished by a steady stream of cars traveling its relatively narrow streets.
3. Larkspur has already demonstrated the success of a pedestrian/emergency only connection that enhances walkability with its neighbor, Northwood.
4. The potential exists for use of the Park and Ride to increase if this road is closed to through traffic. This reason alone would be sufficient to keep the connection for pedestrians and emergency vehicles, because it would decrease traffic and pollution in a congested area of Town.

Neighborhood protection, environment, walkability, and safety are all Comprehensive Plan guiding principles. I hope that you will agree and approve the pedestrian connection as it is being proposed by the Chapel Watch Village application.

Thank you-
Del Snow

To: Town of Chapel Hill Planning Board Members
Date: 4/2/2007

Re: Proposed Maywood Connector Extension between Larkspur and Chapel Watch Village

Dear Planning Board Members,

My name is Jungsang Kim, and I am a resident of 300 Old Larkspur Way in Chapel Hill. We have been actively involved in the discussions regarding the connector road between the Larkspur neighborhood and the new Chapel Watch Village (extension of Maywood Way). I attended most of the public hearings regarding this issue over the last two years hosted by the Town, and participated in the discussions between the developer of the Chapel Watch Village and the neighbors. Despite the push from the Town Traffic Engineers, I would like to take this opportunity to summarize the evidences of why a full vehicular connection here is inappropriate.

1. During the public hearing to the Town Council on 9/26/2005, the Town Traffic Engineer admitted that (at least a portion of) **the road within Larkspur neighborhood does not meet the standards of the Collector Road**, which is intended for connecting traffic between local neighborhoods and the main (arterial) roads. We have independently measured the spacing between driveways within Larkspur neighborhood (both Old Larkspur Way and Maywood Way) and confirmed that indeed our roads do not meet the standards of Collector Road (the collector road standard requires 100' minimum spacing, while the average distance between the dnveways are clearly below this requirement, with some measuring as short as 30'). Given that these roads do not meet the standards, it would require the Town to specially "designate" this road as a collector road. We believe this should only be done in extraordinary cases where the needs demand such special designation, which we believe cannot be justified here. As local roads, there is absolutely no reason to make this connection, as local roads are not designed to support traffic flow between arterial roads.

2. The vision of Town's connectivity is to enhance the pedestrian and bicycle traffic flow between the neighborhoods, which in fact increases the connectivity of the neighborhood at a personal level. An excellent example is the case between Larkspur and Northwood neighborhood, where lack of vehicular traffic encourages pedestrian and bicycle traffic between the neighborhoods. We believe this goal is better served by **a road connection for pedestrian and bicycle only**. Emergency vehicle access can still be provided by the current plan for pedestrian and bicycle connection.

3. The developer is in favor of this plan as well, since the wetlands in the middle of the development lot does not allow construction of the vehicular road as envisioned by the Town Traffic Engineers.

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4. The vast majority of Larkspur residents are greatly concerned about this connector road, which we feel is unnecessary and poses great safety risks to the kids in our neighborhood.

Given all these considerations, **it is against the Town's road design standards, vision of neighborhood connectivity, preservation of the wetlands and the will of the residents to make a full vehicular connection between these two neighborhoods.** We hope the Planning Board consider this situation carefully based on the facts, and encourage you to vote AGAINST a full vehicular connection road. Thank you very much for your consideration.

Yours,
Jungsang Kim
300 Old Larkspur Way
Jungsang_kim@yahoo.com
(919) 969-7571

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Gene Poveromo

From: Renee Zimmermann
Sent: Tuesday, April 03, 2007 8:46 AM
To: David Johnson; Gene Pease; George Cianciolo; James Stroud; Judith Weseman; Margaret Campion; Ruby Sinreich; Sally Greene; Thomas Jensen
Cc: JB Culpepper; Gene Poveromo; Dana Stidham; kandjdehart@earthlink.net; Kay Tapp
Subject: FW: Larkspur connector

For your consideration.

Renee Zimmermann
Planning Department
Town of Chapel Hill
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514-5705

Phone: (919) 968-2728
Fax: (919) 969-2014

-----Original Message-----

From: kandjdehart@earthlink.net [mailto:kandjdehart@earthlink.net]
Sent: Monday, April 02, 2007 8:59 PM
To: Renee Zimmermann
Subject: Larkspur connector

Please do not connect Larkspur to Chapel Ridge. I believe it would be unsafe with the closeness of the driveways .
Sent from my BlackBerry® wireless device

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Gene Poveromo

From: JB Culpepper
Sent: Monday, April 02, 2007 9:48 AM
 To: Kumar Neppalli; Dana Stidham; Gene Poveromo
Subject: FW: [northwoodhome] Re: Chapel Watch Village

FYi

From: Chris Clemmons [mailto:chris_clemmons@yahoo.com]
Sent: Friday, March 30, 2007 4:12 PM
To: northwoodhome@yahoogroups.com; Philip Post
Cc: northwoodhome@yahoogroups.com; Del Snow; JB Culpepper
Subject: Re: [northwoodhome] Re: Chapel Watch Village

Thanks, Suzanne... and I'd like to add...

Given that the ever-increasing traffic on Eubanks will be augmented considerably by the town operations center, landfill/recycling center (and ultimately the waste transfer station), Chapel Watch itself, and whatever else may be coming, a safe crosswalk to the park-and-ride lot will be very important. And that's whether it is used for Chapel Watch "overflow" parking or not, as I assume many of the residents will use it (without having to park, of course, as they can just stroll across the street... hopefully safely).

I ride my bike to the park-and-ride lot almost every day, and though I only spend a couple of minutes on Eubanks, they are probably the two most dangerous minutes of my day.

On that topic, let me put in a plug for some of the Northwood neighbors' concerns about turning onto Eubanks out of Northwood, and right out of Northwood onto MLK in order to make a left on Weaver Dairy. These are already becoming precarious situations and will soon be made much worse. I hope the Town recognizes this. CAC

Suzanne Haff <suZHaff@gmail.com> wrote:

Dear Phil,

Thanks for keeping us up to date. I have forwarded this email to those attending last Sunday. They will get in touch with you if they have concerns. Thanks so much.

What about visitor parking?

I'm sure that there will be a need.

If you plan to use the lot across the street, please consider putting in a crosswalk with a yellow flashing light that is attached to a button on both sides that a pedestrian can push to be red when they want to cross.

I believe your tenants deserve that – Eubanks is going to be quite busy.

Thanks,
 Suzanne

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Gene Poveromo

From: Renee Zimmermann
Sent: Monday, April 02, 2007 3:03 PM
To: David Johnson; Gene Pease; George Cianciolo; James Stroud; Judith Weseman; Margaret Campion; Nancy Milio; Ruby Sinreich; Sally Greene; Thomas Jensen
Cc: JB Culpepper; Gene Poveromo
Subject: FW: message to the planning board

Please see message below.



Renee Zimmermann
Planning Department
Town of Chapel Hill
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514-5705

Phone: (919) 968-2728
Fax: (919) 969-2014

From: Melissa Teitelman [mailto:mteitelman@yahoo.com]
Sent: Monday, April 02, 2007 2:55 PM
To: Renee Zimmermann
Subject: message to the planning board

Dear Ms. Zimmerman,

I live on Maywood way in Larkspur. I am writing to urge the planning board to approve the pedestrian/emergency vehicle only access between Larkspur and Chapel Watch Village. Please do not vote to open the road to full vehicular traffic.

Thank you for your attention to this matter,

Melissa Teitelman

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Gene Poveromo

From: Renee Zimmermann
Sent: Tuesday, April 03, 2007 10:01 AM
To: David Johnson; Gene Pease; George Cianciolo; James Stroud; Judith Weseman; Margaret Campion; Ruby Sinreich; Sally Greene; Thomas Jensen
Cc: JB Culpepper; Gene Poveromo; Dana Stidham; Kay Tapp; lea-watson@med.unc.edu
Subject: FW: Larkspur

For your consideration.



Renee Zimmermann
Planning Department
Town of Chapel Hill
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514-5705

Phone: (919) 968-2728
Fax: (919) 969-2014

From: Lea Watson [mailto:Lea_Watson@med.unc.edu]
Sent: Tuesday, April 03, 2007 10:55 AM
To: Renee Zimmermann
Cc: amyhutel@yahoo.com
Subject: Larkspur

Please extend my request to the planning board urging them to approve the pedestrian/emergency vehicle only access between Larkspur and Chapel Watch Village. PLEASE do not vote to open the road to full vehicular traffic. I believe this would be a dangerous and short-sighted decision.

Sincerely,
Lea Watson
201 Old Larkspur Way

Lea C. Watson MD, MPH
Department of Psychiatry
CB 7160
UNC School of Medicine
Chapel Hill, NC 27599-7160
phone: 919-966-4390
fax: 919-966-5628
email: lea_watson@med.unc.edu

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Dana Stidham

From: Gene Poveromo
Sent: Tuesday, April 03, 2007 10:03 AM
To: Dana Stidham
Cc: Renee Zimmermann
Subject: FW: message to the planning board

Please save on the network, print out for the file, make copies to hand out tonight and add the citizen to the mailing list for future notifications and/or sent a copy of tonight's memo

**Gene Poveromo**

Development Coordinator
Planning
 Town of Chapel Hill
 405 Martin Luther King Jr Blvd
 Chapel Hill, NC 27514-5705

Phone: (919) 968-2728
 Fax: (919) 969-2014

From: Renee Zimmermann
Sent: Monday, April 02, 2007 3:03 PM
To: David Johnson; Gene Pease; George Cianciolo; James Stroud; Judith Weseman; Margaret Campion; Nancy Milio; Ruby Sinreich; Sally Greene; Thomas Jensen
Cc: JB Culpepper; Gene Poveromo
Subject: FW: message to the planning board

Please see message below.

**Renee Zimmermann**

Planning Department
 Town of Chapel Hill
 405 Martin Luther King Jr Blvd
 Chapel Hill, NC 27514-5705

Phone: (919) 968-2728
 Fax: (919) 969-2014

From: Melissa Teitelman [mailto:mteitelman@yahoo.com]
Sent: Monday, April 02, 2007 2:55 PM
To: Renee Zimmermann
Subject: message to the planning board

Dear Ms. Zimmermann,

I live on Maywood way in Larkspur. I am writing to urge the planning board to approve the pedestrian/emergency vehicle only access between Larkspur and Chapel Watch Village. Please do not vote to open the road to full vehicular traffic.

4/3/2007

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Thank you for your attention to this matter,

Melissa Teitelman

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Gene Poveromo

From: Renee Zimmermann
Sent: Tuesday, April 03, 2007 10:51 AM
To: David Johnson; Gene Pease; George Cianciolo; James Stroud; Judith Weseman; Margaret
Campion; Ruby Sinreich; Sally Greene; Thomas Jensen
Cc: JB Culpepper; Gene Poveromo; Dana Stidham; Kay Tapp; mpiskor@nc.rr.com
Subject: FW: Maywood thoroughfare

For your consideration.

Renee Zimmermann
Planning Department
Town of Chapel Hill
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514-5705

Phone: (919) 968-2728
Fax: (919) 969-2014

-----Original Message-----

From: Maria [mailto:mpiskor@nc.rr.com]
Sent: Tuesday, April 03, 2007 10:32 AM
To: Cathy Andrews
Cc: Renee Zimmermann
Subject: Maywood thoroughfare

The possible backlash from the decision to create Maywood as a major connector road would be constant and impassioned. The development, Larkspur, is a hamlet of narrow lanes and many children. A decision to incorporate this little corner of the world to the hustle and the bustle impacts families and their respective community framework. We are at risk of becoming the straightaway for 40. We have too much to lose to gain a connector road. .

Maria Piskor
Larkspur Resident

Dana Stidham

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From: Gene Poveromo
Sent: Tuesday, April 03, 2007 10:03 AM
To: Dana Stidham; Renee Zimmermann
Subject: FW: Larkspur connector

Please save on the network, print out for the file, make copies to hand out tonight and add the citizen to the mailing list for future notifications and/or sent a copy of tonight's memo

Gene Poveromo
Development Coordinator
Planning
Town of Chapel Hill
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514-5705

Phone: (919) 968-2728
Fax: (919) 969-2014

-----Original Message-----

From: Renee Zimmermann
Sent: Tuesday, April 03, 2007 8:46 AM
To: David Johnson; Gene Pease; George Cianciolo; James Stroud; Judith Weseman; Margaret Champion; Ruby Sinreich; Sally Greene; Thomas Jensen
Cc: JB Culpepper; Gene Poveromo; Dana Stidham; kandjdehart@earthlink.net; Kay Tapp
Subject: FW: Larkspur connector

For your consideration.

Renee Zimmermann
Planning Department
Town of Chapel Hill
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514-5705

Phone: (919) 968-2728
Fax: (919) 969-2014

-----Original Message-----

From: kandjdehart@earthlink.net [mailto:kandjdehart@earthlink.net]
Sent: Monday, April 02, 2007 8:59 PM
To: Renee Zimmermann
Subject: Larkspur connector

.Please do not connect Larkspur to Chapel Ridge . I believe it would be unsafe with the closeness of the driveways .
Sent from my BlackBerry® wireless device

304 Old Larkspur Way
Chapel Hill NC 27516
April 3, 2007

Planning Board
Town of Chapel Hill

Re: SUP Application for Chapel Watch Village

I am a resident of the Larkspur subdivision, and a member of Larkspur Safety First, a grass-roots organization formed by the concerned residents of my neighborhood. I urge the Planning Board to advise that the planned connector road from Chapel Watch Village to Larkspur be for pedestrian, bicycle and emergency vehicle access only, and not allow routine use by motor vehicles. As you are aware, a connector road would provide access to Eubanks Rd. through Chapel Watch Village via an extension of the current Maywood Way in Larkspur.

The pedestrian/bicycle/emergency vehicle connector will be a much safer and more desirable alternative than a full vehicular connector, for several reasons:

1. If the Maywood Way extension allowed full vehicular access, this would provide a convenient short-cut to many motorists headed to/from Eubanks Rd. or the nearby I-40 interchange from/to points south and west of Larkspur, accessed by Weaver Dairy Rd. Ext. Several commercial entities that generate high traffic volumes are already located on Eubanks Rd. The Town Operations Center near Eubanks is under construction, and additional development on Eubanks Rd. is planned. To the south of Larkspur will be the UNC North campus, which will generate significant traffic along Weaver Dairy Rd. Ext. Motorists would also be able to avoid several traffic lights on MLK, Jr. Blvd. by using Maywood Way as a short-cut to/from Eubanks Rd.
2. Larkspur is a community of families, many of them with young children. A vehicular connector would place residents, particularly children riding bicycles and pedestrians, at increased risk. Chapel Watch Village residents would also experience similar risks.
3. The character of our neighborhood and the quality of life of Larkspur residents and the future residents of Chapel Watch Village would be significantly diminished by the additional traffic that a vehicular connector would bring.
4. Cut-through traffic would present an enforcement problem. Despite the posted 25 mph speed limit in Larkspur and any traffic calming measures that might be implemented, motorists in a hurry would present a continual hazard along Maywood Way and Old Larkspur Way.

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5. Maywood Way and a portion of Old Larkspur Way were designed as local roads in Larkspur, not collector roads; they were not designed for a continuous volume of through traffic.
6. A pedestrian/bicycle/emergency vehicle connector would promote neighborhood connectivity, a stated goal of the Town's Comprehensive Plan. This approach is favored by residents of Larkspur and the developer of Chapel Watch Village, and will also benefit the future residents of Chapel Watch Village.

For the benefit of neighborhood safety and quality of life, I urge you to approve the pedestrian/bicycle/emergency vehicle connector proposed in the Chapel Watch Village Special Use Permit Application.

Sincerely,

Demetra Vlachos

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Renee Zimmermann

From: kate flores [khflores@yahoo.com]
Sent: Tuesday, April 03, 2007 12:55 PM
To: Renee Zimmermann
Subject: maywood vehicular connector

Dear Ms. Zimmermann,

We would like to express our support to the planning board in favor of pedestrian and emergency vehicle access only between Maywood Drive and Eubanks Road. We are particularly concerned about the safety of the many children and walkers in the Larkspur neighborhood. The streets were not planned to accomodate pass through traffic in addition to on street parking, and several deep curves simply won't allow for an acceptable level of visibility for our childrens safety. A vote to allow all vehicular connectivity is a vote to decrease the safety and quality of life in Chapel Hill neighborhoods.

Respectively Submitted,

Pat and Kate Flores
408 Old Larkspur Way
Chapel Hill, NC

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<http://mobile.yahoo.com/mail>

April 3, 2007

Dear Planning Board Committee Members,

Below is a letter I sent to the town council concerning the Chapel Watch connector road. I would like you all to read it and understand the concerns I have. Thank you very much for all the work you do.

Sincerely,

Paul Hodulik

September 19, 2005

Dear Mayor and Council,

The following are my thoughts concerning the recent Transportation Board discussion on the Maywood/Eubanks connector. My family has lived in Chapel Hill for over 40 years and my wife, son and I currently live at 209 Old Larkspur Way. We attended the recent Transportation Board meeting and learned much about the issues at hand.

The three most interesting facts that were revealed during the meeting are listed below.

- 1. The core argument for those in favor vehicular connectivity is that it will improve traffic flow between Eubanks and points south. Those in favor also maintain that vehicular connectivity will not produce much additional traffic in the Larkspur community. These two viewpoints contradict each other.*
- 2. The single most verifiable piece of data from the traffic study is the current travel time from Eubanks to Homestead via MLK Blvd. Independent measurements conducted by both Mrs. Couch (a member of Larkspur Safety First) and a Transportation Board member produced data that revealed the traffic study data to be **egregiously wrong**. In my mind, this renders the integrity of the entire traffic study suspect. I especially take issue with the additional traffic flow that is predicted.*
- 3. It was stated by Mr. Post that the road north of the Maywood/Larkspur intersection is designed by its narrow width to be used as a "local road", not a "connector road". Creating the vehicular cut through would go against the constructed design of the road.*

Thank you for your continued dedication to the town and its citizens.

Sincerely,

Paul Hodulik

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Dana Stidham

From: Renee Zimmermann
Sent: Wednesday, April 04, 2007 8:36 AM
To: Dana Stidham; Gene Poveromo
Cc: Kay Tapp
Subject: FW: Chapel Watch Village

Renee Zimmermann
Planning Department
Town of Chapel Hill
405 Martin Luther King Jr Blvd
Chapel Hill, NC 27514-5705

Phone: (919) 968-2728
Fax: (919) 969-2014

From: pat flores [mailto:pqflores@yahoo.com]
Sent: Tuesday, April 03, 2007 9:23 PM
To: Renee Zimmermann
Subject: Chapel Watch Village

Dear Renee,

I am sure this email will get to you after the meeting on Tuesday but I wanted to express my thoughts on the proposed connection between CWV and Larkspur.

We would like to see a pedestrian walk through between our neighborhood and CWV. Currently we have this arrangement with the Northwoods neighborhood and it allows families to interact. Larkspur and the developers of CWV are in agreement with one another and strongly urge city planners and City Council to reconsider their desire to connect the neighborhoods by putting in a road. Anyone who takes the time to drive in Larkspur will see that the streets are not capable of handling surface road traffic.

Pat Flores

Don't pick lemons.
See all the new 2007 cars at [Yahoo! Autos](#).

April 3, 2007

Dear Planning Board,

I am writing this letter on behalf of Larkspur Safety First. We are residents of the Larkspur neighborhood who are working to maintain pedestrian safety and quality of life on our streets.

We have no objections to the current proposal for Chapel Watch Village. In fact, we are happy that the developer has worked with our neighborhood to provide buffer zones that exceed the minimum standards. We also believe that the pedestrian path between the neighborhoods and the crosswalk to the Eubanks Park and Ride will provide Larkspur with much needed access to public transportation. The plan before you tonight also calls for a pedestrian/emergency vehicle only connection between the two neighborhoods. We applaud this neighborhood friendly design. This is the responsible way to design neighborhood connectivity for the following reasons:

1. Larkspur's streets were not built to collector road standards.
 - a) Driveway spacing on the south part of Old Larkspur Way (which was supposed to be a collector road) does not meet collector road standards of a minimum 100 feet. The average spacing is 59 feet. Additionally, driveways are supposed to be a minimum of 100' from an intersection; there is one driveway at the bottom of Maywood that is actually directly in the intersection of Old Larkspur Way.
 - b) The 2 roads in the northern part of Larkspur (Maywood Way & Old Larkspur Way) were built to local road standards: road width of 30 feet and sidewalks on only one side of the street.
2. Larkspur's internal traffic projections (860) in the Town's Traffic Impact Analysis bring the average daily trips (ADTs) close to the maximum for local roads (1,000). Thus, a small increase in cut through traffic will push road usage to collector road standards.
3. Our children (current count is at 160) would be at risk if traffic exceeds local road ADTs. Half of children who live in the northern part of Larkspur don't have a sidewalk in front of their homes. Thus, they would have to cross the street without a crosswalk to walk to the school bus stop twice a day.
4. The road is not necessary for the school bus. Steve Scroggs, assistant superintendent for the schools said, "The most important issue is getting children safely to a bus stop. It doesn't necessarily matter if a bus goes through a neighborhood. The important question to ask is, 'Do I have a safe pick up spot?' A cul de sac or dead end street with enough room to turn a bus around without backing up is a safe stop. No one crosses the street and there is no through traffic." August 16, 2005 Steve Scroggs' personal opinion on whether or not Larkspur should connect to Eubanks Road.
5. The road is not necessary for Larkspur to have transit bus service. I requested bus service on Weaver Dairy Extension in November 2005. My understanding of the current transit plans is that funds are available to expand service to Weaver Dairy Extension starting in July 2007. This will serve the southern part of Larkspur while the Eubanks Park and Ride will service the northern part of Larkspur.

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6. It is not fair for one compact neighborhood to bear the burden of "alleviating stress on arterials," as one staff member wrote last year.
7. Eubanks road is not a residential area. To connect Larkspur with this heavy commercial area is mixing apples and oranges. There will be heavy incentive for the UPS trucks heading South into Chapel Hill and Carrboro to cut through Larkspur and save fuel costs. Additionally, we feel there would also be risk of the Town Operations Center vehicles to use Larkspur as a cut through for their daily work.

Although certain people have repeatedly said that Larkspur was approved with the understanding that the road would connect to Eubanks, no one enforced planning guidelines to ensure that the roads in Larkspur met collector road standards. Opening the road to full vehicular traffic would result in an unsafe environment for our residents and the future residents of Chapel Watch Village. Please vote to keep the pedestrian/emergency vehicle access only connection between Larkspur and Chapel Watch Village.

Sincerely,
Amy Chute

Larkspur Driveway Spacing Analysis

Old Larkspur Way (south)

| House # | Distance (ft.) |
|---------|----------------|
| 100 | |
| 102 | 51 |
| 104 | 77 |
| 106 | 51 |
| 108 | 23 |
| 110 | 47 |
| 112 | 60 |
| 114 | 80 |
| 116 | 81 |
| 118 | 57 |
| 120 | 113 |
| 123 | |
| 121 | 22 |
| 119 | 71 |
| 117 | 101 |
| 200 | |
| 202 | 67 |
| 204 | 24 |
| 206 | 70 |
| 208 | 56 |
| 203 | |
| 205 | 18 |
| 207 | 50 |
| 209 | 70 |

| | |
|------------------------------|------------|
| Average Driveway Spacing] | 59 |
| Shortest Spacing | 22 |
| percent in compliance | 10% |

Intersection Analysis

Old Larkspur Way and Butterfield Court

| Closest House # | Distance to intersection (ft.) |
|-----------------|--------------------------------|
| 120 | 48 |
| 123 | 34 |
| 117 | 56 |
| 200 | 66 |

| | |
|---------|-----------|
| Average | 51 |
|---------|-----------|

Old Larkspur Way and Maywood Way

| Closest House # | Distance to intersection (ft.) |
|-----------------|--------------------------------|
|-----------------|--------------------------------|

| | | |
|----------------|------------|-----------|
| top of hill | 300 | 15 |
| bottom of hill | tbd | 0 |

Street Width

| | curb to curb (feet) |
|--------------------------|---------------------|
| Old Larkspur Way (South) | 34 |
| Old Larkspur Way (North) | 30 |
| Maywood Way | 30 |