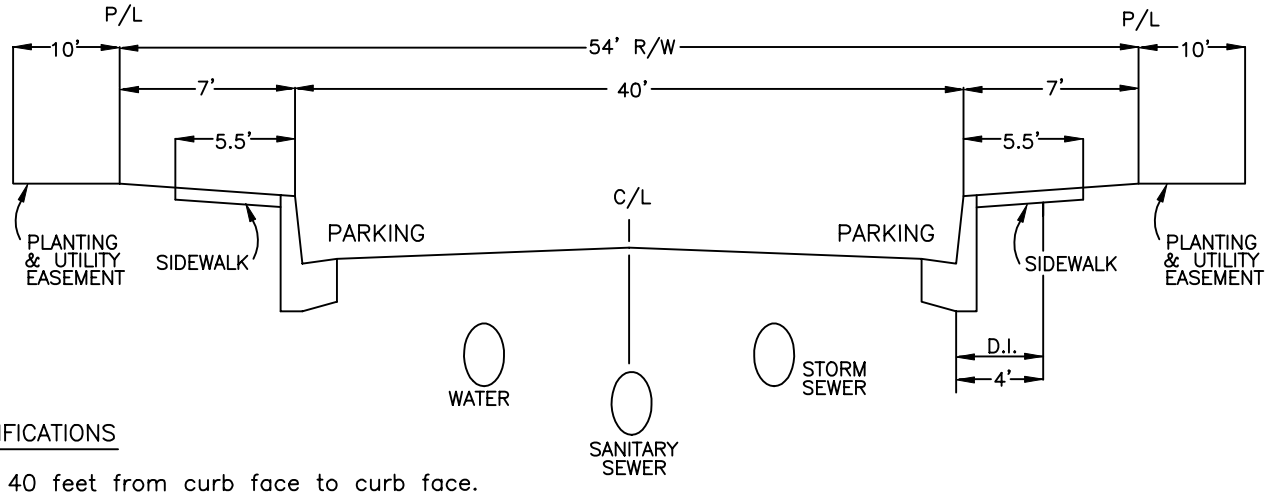

SPECIFICATIONS

1. 40 feet from curb face to curb face.

2. Two–way traffic.

3. Parking allowed on both sides.

4. Sidewalk shall be installed on both sides.

5. Monolithic sidewalk and driveway standard is applicable.

6. Greater right–of–way may be approved. In such cases, 4–foot sidewalk shall be installed 6 inches from property line (exception may be approved for a meandering sidewalk).

7. No restrictions on number of units served.

8. 1,200–foot maximum block length.

9. Use at all contact points with major streets, except where standard cul–de–sacs contact major streets, a 50–foot right–of–way standard is acceptable. Minimum 150–foot throat distance from curb line on major street. May be minimum standard when needed for traffic safety. Generally required for multiple–family development.

10. A 27 foot minimum setback from curb line to garage when the garage door fronts on street shall be required. The actual setback will depend on the driveway approach required by API–8. The setback shall not be less than required by the Zoning Ordinance.

11. This standard is subject to the pipeline installation requirements formula.

12. F.I.D. facilities shall be located in a separate easement out of the street area.

13. Street furniture shall be located in accordance with street furniture location diagram.

14. This standard can be used in conventional development, planned unit developments or other residential developments.

15. On corner lots, the planting and utility easement along the side yard may be reduced to eight feet.

16. API geometric cross sections shall not be combined with standard geometric cross sections.

RESIDENTIAL STREET GEOMETRIC STANDARD – 54' RIGHT OF WAY	REF. & REV. AUG. 2002	CITY OF FRESNO API–1