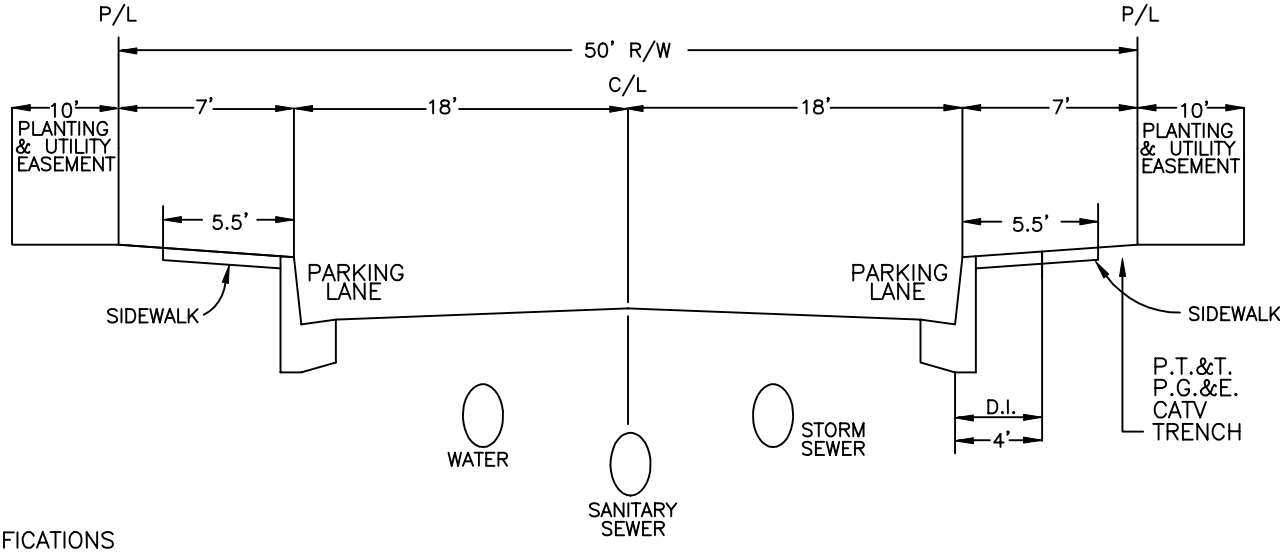

SPECIFICATIONS

1. 36 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, one side or deleted.

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. 1,500–foot maximum block length.

8. In other than single–family areas, this street section can only be used on cul–de–sacs and on one–block streets not exceeding 800 feet in length.

9. A 27 foot minimum setback is required from curb line to garage when the garage door fronts on street. The setback can be reduced by four feet if a roll–up garage door is installed and there is not sidewalk. The setback shall not be less than required by the Zoning Ordinance.

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

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

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

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

14. 34 feet from curb face to curb face is acceptable in this right–of–way if used on a loop street or a loop street with cul–de–sacs if the maximum number of residential units served by the loop street does not exceed 75 and no through traffic will be carried by the street.

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 – 50' RIGHT OF WAY	REF. & REV. AUG. 2002	CITY OF FRESNO API–2