



## PUBLIC WORKS DEPARTMENT

### PRIVATE STREET STANDARDS

1. Homeowner's Association required to be established. Said Association shall be responsible for maintenance for all private streets, including provisions for enforcement of parking restrictions.
2. Twenty-four (24) foot curb-to-curb width, 44-foot easement width (minimum), no parking permitted, 4-foot wide sidewalks on both sides of street, four dwelling units maximum, 150 LF maximum length.
3. Twenty-eight (28) foot curb-to-curb width, 48-foot easement width (minimum), no parking permitted, 4-foot wide sidewalk on one side of street, this section to be used adjacent to park or open space.
4. Twenty-eight (28) foot curb-to-curb width, 48-foot easement width (minimum), no parking permitted, 4-foot wide sidewalk on both sides of the street.
5. Thirty-two (32) foot curb-to-curb width, 52-foot easement width (minimum), no parking permitted on one side, 4-foot wide sidewalks on both sides of the street.
6. Thirty-six (36) foot curb-to-curb width, 56-foot easement width (minimum) parking permitted on both sides of street, 4-foot wide sidewalks on both sides of the street.
7. Forty-foot (40) curb-to-curb width, 60-foot easement width (minimum) parking permitted on both sides of street, 4-foot wide sidewalks on both sides of street, six-foot wide street median.
8. Divided entryway streets – 20-foot curb-to-curb for both directions of travel, 60-foot easement width (minimum), 4-foot wide sidewalks on both sides of street, six-foot wide street median.
9. Street width is measured from curb face to curb face. Rolled curb is not permitted.
10. Maximum length of streets – 1,500 LF (Items 3, 4, 5, 6, & 7).
11. Visitor vehicle parking spaces required where on-street parking is not provided. Parking spaces shall be 9 feet by 20 feet in size and provided at the rate of one space for every two dwelling units.

12. No visitor parking spaces required for less than five dwelling units.
13. Solo apartments and condominiums require visitor parking spaces be provided at the rate of one space for every five dwelling units.
14. Credit may be given for visitor parking spaces on public streets, when the public streets are adjacent to and accessible to the dwelling units.
15. Minimum street centerline radius shall be 150 feet.
16. Minimum curb return radius shall be 15 feet and on primary circulation streets 25 feet.
17. Emergency vehicle access routes shall be a minimum of 28-feet wide and may be constructed of turf block or other approved materials.
18. Fire hydrant spacing shall be spaced a maximum of 300 feet apart, except in high density areas, where spacing will be subject to the approval of the Fire Chief.
19. Street lighting spacing and level of lighting shall be equal to the City Standards.
20. All lighting standards, fire hydrants, traffic signs and street name sign poles shall be located in the standard location behind the curb. Sidewalks shall transition and flare around these facilities.
21. Plans for all private streets, including street light system, traffic control markings, striping and sign locations shall be designed by a Registered Civil Engineer, and be reviewed and approved by the City Engineer.
22. Automatic garage door openers required for all garages where on-street parking is not provided.
23. Wheelchair ramps required at all street intersections.
24. Driveway length, distance from the back of sidewalk (or EP if no sidewalk is to be constructed) to the garage, is to be greater than 20 feet or less than 5 feet.
25. All streets shall have street name signs at each intersection. All private streets shall be labeled with the name plus the work "Private." At intersections with City-maintained streets, the street name sign shall be in accordance with Standard Plan No. 704 (except it shall also include the word "Private").
26. All other street design, criteria, materials, methods, etc., not mentioned under "Private Street Standards," shall conform to all applicable codes, standards and requirements currently in use.