

\$ 2.40

City of Fife

Street Standards

June - 1990

Community Development Department

12.16.011 Utility companies wires and lines. All utility companies, including cable t.v. service companies, shall be required to lay underground, at no expense to the city, all wires and lines which run through the city; provided, however, that the city council may allow exceptions to this paragraph for the installation of additional wires and lines on existing poles. (Ord. 693 § 1, 1982).

12.16.020 Community development director to approve all plans. The community development director of the city shall approve all plans and specifications for the installation of underground wires and lines prior to the installation thereof. (Ord. 617 § 2, 1981).

Chapter 12.20

STREET CONSTRUCTION STANDARDS

Sections:

- 12.20.010 Right-of-way designation map adopted.
- 12.20.020 Required public improvements--Rights-of-way.
- 12.20.030 Required public improvements--Alleys.
- 12.20.040 Cul-de-sac street.
- 12.20.050 Neighborhood access street.
- 12.20.060 Neighborhood collector/collector arterial.
- 12.20.070 Minor arterial.
- 12.20.080 Principal arterial.
- 12.20.090 Additional requirements.
- 12.20.100 Engineering standards.
- 12.20.110 Modifications, deferments and waivers.
- 12.20.120 Appeals.
- 12.20.130 Bonds.
- 12.20.140 Private streets.

12.20.010 Right-of-way designation map adopted. The community development director is directed to produce and keep current a rights-of-way designation map, designating each improved right-of-way, including alleys, according to the following criteria. When an unimproved right-of-way is to be improved, the community development director is directed to designate that right-of-way according to the following criteria based on projections for that right-of-way.

<u>Street designation</u>	<u>General description/average daily trips</u>
Alley	Public right-of-way providing service access to adjacent uses. Less than 200 average daily trips.
Cul-de-sac	Permanently dead-ended streets. Less than 500 average daily trips.

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- Ordinance No. 1027

- Exhibit A Cul-De-Sac Street
- Exhibit B Neighborhood Access Street
- Exhibit C Neighborhood Collector Arterials
- Exhibit D Minor Arterial
- Exhibit E Principal Arterial
- Exhibit F Cement Concrete Approach

- Undergrounding of Utilities

UNDERGROUNDING OF UTILITIES

WIRES OR LINES CARRYING FIFTY THOUSAND VOLTS OR LESS TO BE LAID UNDERGROUND:

All power companies whose electrical wires and lines run through the City shall be required to lay underground all wires and lines which carry fifty thousand volts or less. The wires and lines carrying fifty thousand volts or less shall be installed and maintained underground by the power company at no expense to the City and in full compliance with any and all ordinances and other laws and regulations now or hereafter in effect. (Ordinance 617 § 1, 1981)

UTILITY COMPANY WIRES AND LINES:

All utility companies, including cable television service companies, shall be required to lay underground, at no expense to the City, all wires and lines which run through the City; provided, however, that the City Council may allow exceptions to this paragraph for the installation of additional wires and lines on existing poles. (Ordinance 693 § 1, 1982)

COMMUNITY DEVELOPMENT DIRECTOR TO APPROVE ALL PLANS:

The Community Development Director of the City shall approve all plans and specifications for the installation of underground wires and lines prior to the installation thereof. (Ordinance 617 § 2, 1981)

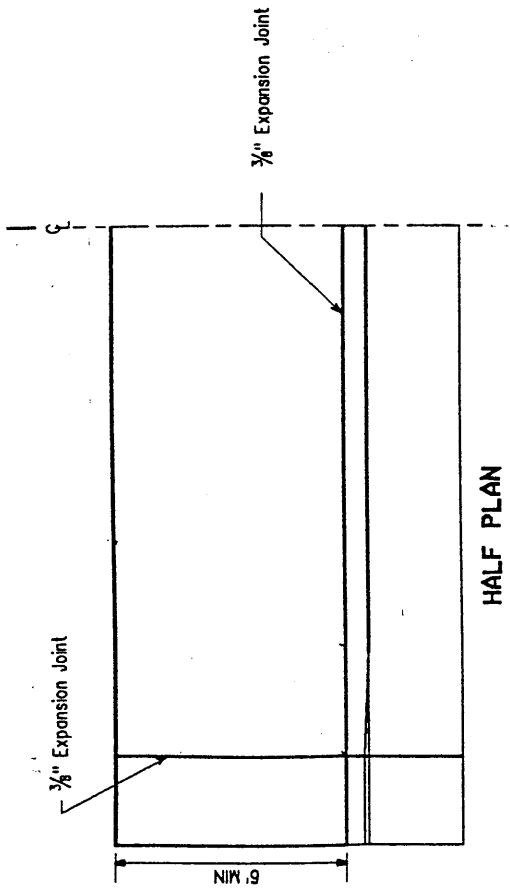
NOTES

Cement concrete approaches shall be constructed of air-entrained concrete Class B.

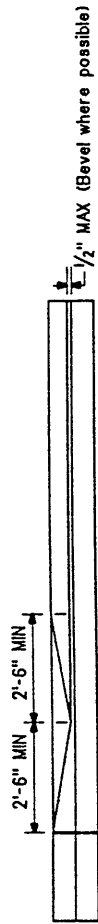
Contraction joints shall be placed at 15' maximum spacing.

All joints shall be cleaned and edged.

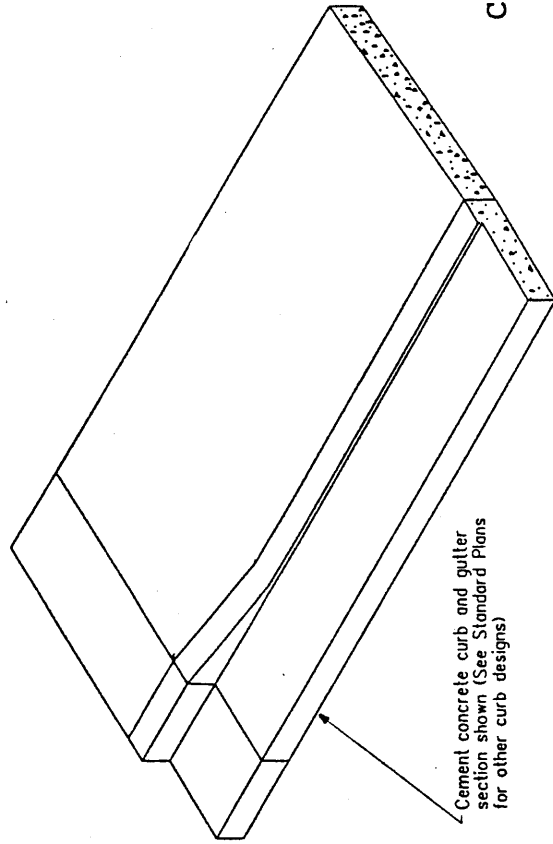
Approaches may be poured integral with curb.



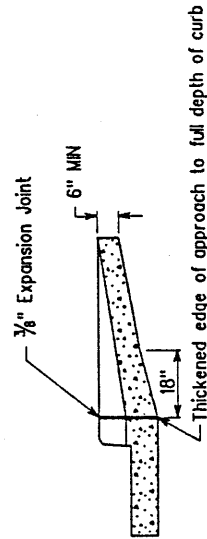
HALF PLAN



HALF ELEVATION



HALF ISOMETRIC

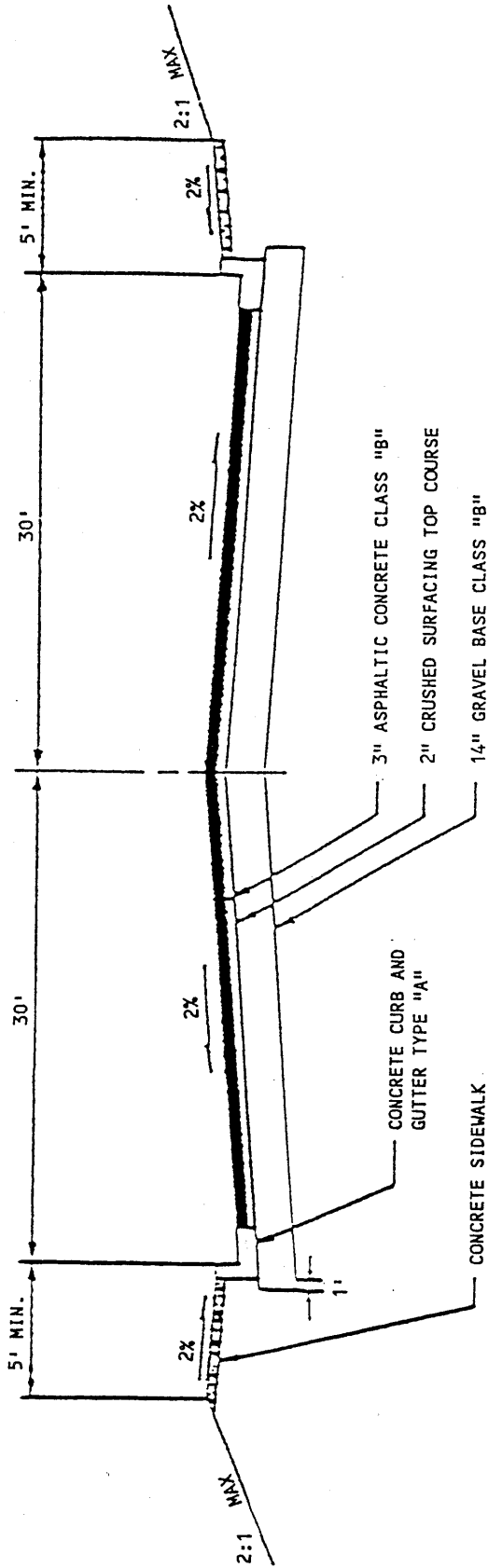


CEMENT CONCRETE APPROACH

CITY OF FIFE
COMMUNITY DEVELOPMENT DEPARTMENT

PRINCIPAL ARTERIAL

INTRA- AND INTER-COMMUNITY HIGHWAYS
CONNECTING MAJOR COMMUNITY CENTERS.
15,000 to 40,000 DAILY TRIPS.



NOT TO SCALE

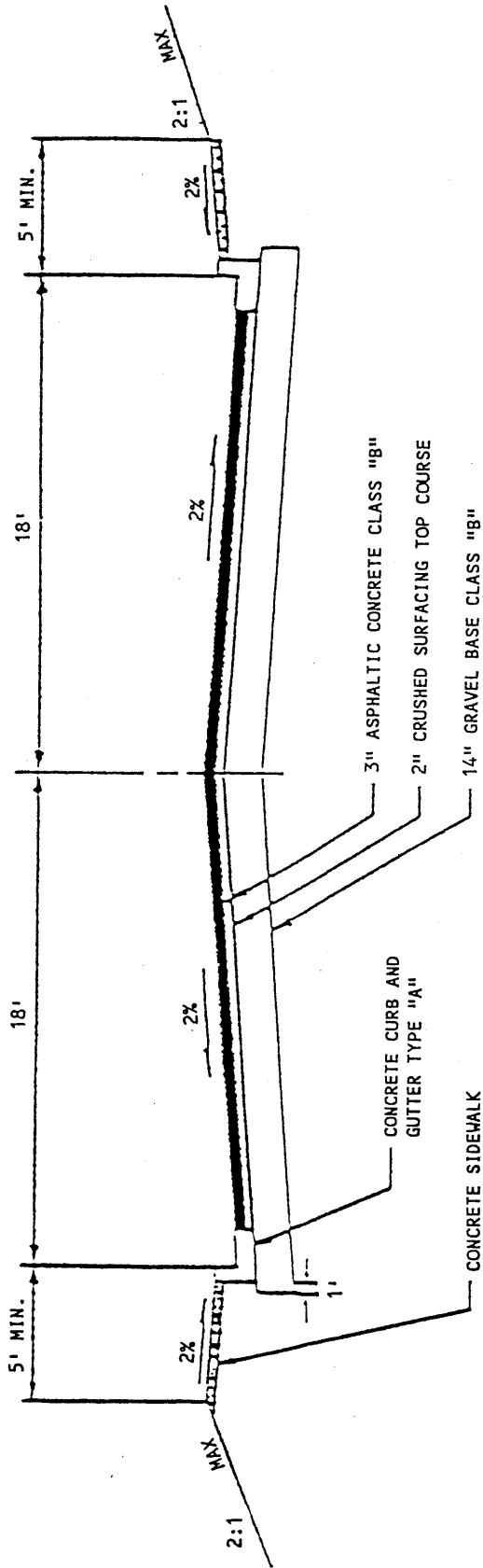
NOTE:

1. ALL THICKNESSES SHOWN ARE COMPACTED DEPTHS.
2. MINIMUM VERTICAL SLOPE 0.25%.
3. SIDEWALK/BIKEWAY COMBINATION OR SIDEWALK LOCATION AND WIDTHS AS REQUIRED, 4" DEPTH.
4. DEPTHS SHOWN ABOVE ARE MINIMUM REQUIREMENTS, SPECIFIC CASES MAY WARRANT ADDITIONAL REQUIREMENTS.
5. STANDARDS ARE MINIMUM STANDARDS. DIRECTOR OF COMMUNITY DEVELOPMENT MAY REQUIRE MORE THAN THE MINIMUM DUE TO OTHER ADOPTED PLANS AND REGULATIONS BY THE CITY, OR AS FIELD CONDITIONS WARRANT.

EXHIBIT E
TO ORDINANCE NO. 1027

MINOR ARTERIAL

INTRA-COMMUNITY HIGHWAYS CONNECTING
COMMUNITY CENTERS.
5,000 to 25,000 DAILY TRIPS.



NOT TO SCALE

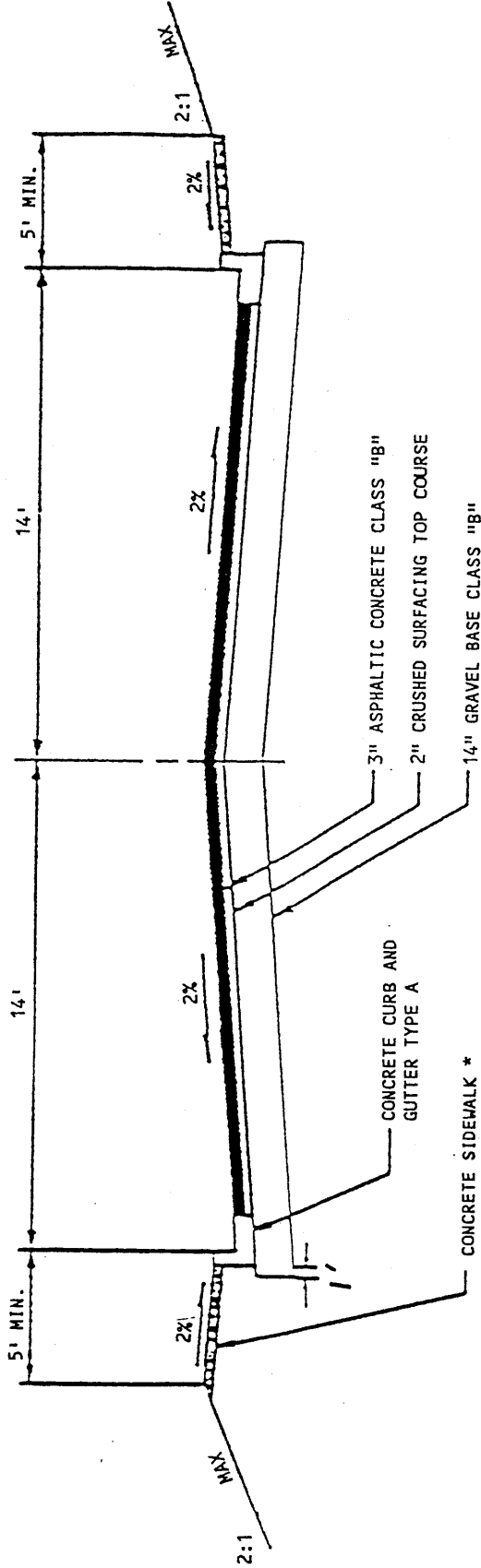
NOTE:

1. ALL THICKNESSES SHOWN ARE COMPACTED DEPTHS.
2. MINIMUM VERTICAL SLOPE 0.25%.
3. SIDEWALK/BIKEWAY COPBINATION OR SIDEWALK LOCATION AND WIDTHS AS REQUIRED, 4" DEPTH.
4. DEPTHS SHOWN ABOVE ARE MINIMUM REQUIREMENTS, SPECIFIC CASES MAY WARRANT ADDITIONAL REQUIREMENTS.
5. STANDARDS ARE MINIMUM STANDARDS. DIRECTOR OF COMMUNITY DEVELOPMENT MAY REQUIRE MORE THAN THE MINIMUM DUE TO OTHER ADOPTED PLANS AND REGULATIONS BY THE CITY, OR AS FIELD CONDITIONS WARRANT.

EXHIBIT D
TO ORDINANCE NO. 1027

NEIGHBORHOOD COLLECTOR ARTERIALS

STREETS PROVIDING ACCESS TO ADJACENT USES, LINKING NEIGHBORHOODS AND COMMERCIAL AREAS TOGETHER AND LINKING THESE AREAS TO THE ARTERIAL SYSTEM. UP TO 10,000 DAILY TRIPS.



NOT TO SCALE

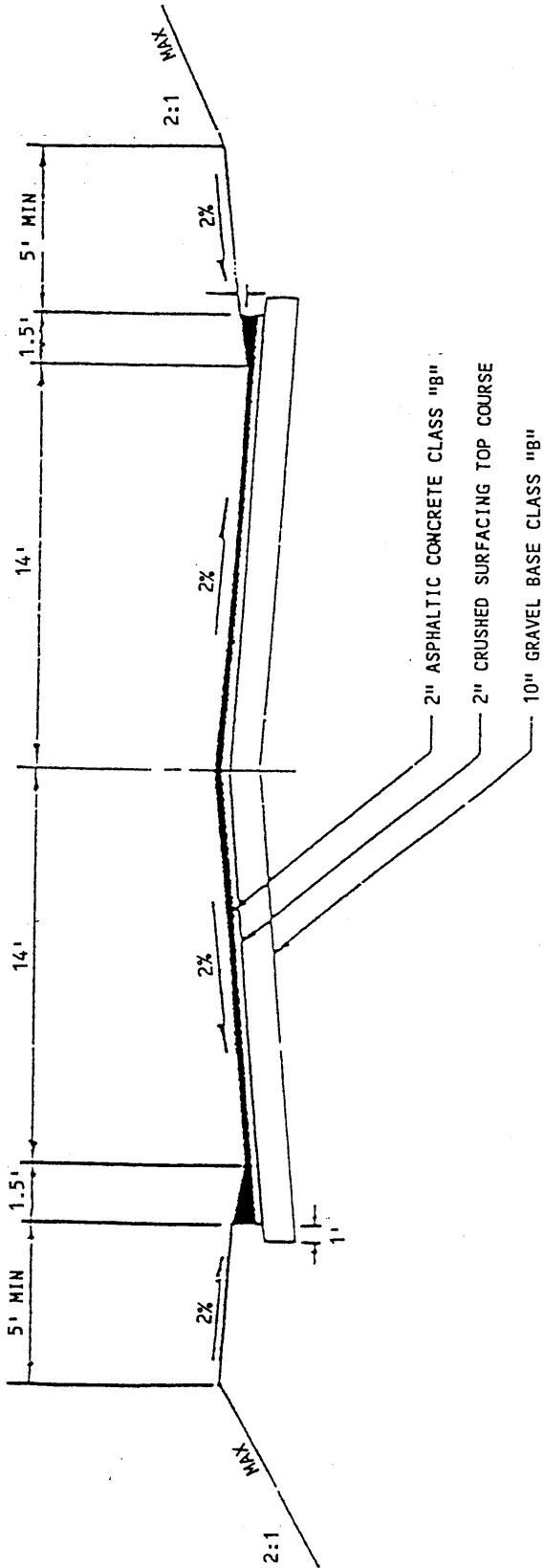
NOTE:

1. ALL THICKNESSES SHOWN ARE COMPACTED DEPTHS.
2. MINIMUM VERTICAL SLOPE 0.25%.
3. *SIDEWALK/BIKEWAY COMBINATION OR SIDEWALK LOCATION AND WIDTH AS REQUIRED, 4" DEPTH.
4. DEPTHS SHOWN ABOVE ARE MINIMUM REQUIREMENTS, SPECIFIC CASES MAY WARRANT ADDITIONAL REQUIREMENTS.
5. STANDARDS ARE MINIMUM STANDARDS. DIRECTOR OF COMMUNITY DEVELOPMENT MAY REQUIRE MORE THAN THE MINIMUM DUR TO OTHER ADOPTED PLANS AND REGULATIONS BY THE CITY OR AS FIELD CONDITIONS WARRANT.

EXHIBIT C
TO ORDINANCE NO. 1027

CUL-DE-SAC STREET

PERMANENTLY DEAD-ENDED STREETS.
LESS THAN 500 AVERAGE DAILY TRIPS.



NOTE:

1. ALL THICKNESSES SHOWN ARE COMPACTED DEPTHS.
2. MINIMUM VERTICAL SLOPE 0.5%.
3. STANDARDS ARE MINIMUM STANDARDS. DIRECTOR OF COMMUNITY DEVELOPMENT MAY REQUIRE MORE THAN THE MINIMUM DUE TO OTHER ADOPTED PLANS AND REGULATIONS BY THE CITY OR AS FIELD CONDITIONS WARRANT.
4. STANDARDS FOR THE CUL-DE-SAC SHALL BE AS ILLUSTRATED ABOVE.

EXHIBIT A
TO ORDINANCE NO. 1027

c. The applicant shall pave outward twenty feet from the curb adjacent to his/her property or as required by the community development director.

C. Required connection. If the access point for the subject site is not connected to an existing improved street by an improved hard surface, the applicant shall provide a hard surface improvement, of at least twenty-four feet in width, to the existing improved street.

D. Double fronting/corner sites. Sites with double frontage or corner sites shall improve all frontages along his/her site. (Ord. 1027 § 2, 1990).

12.20.030 Required public improvements--Alleys. The pavement width of an alley must be at least ten feet but may be required to be increased by the community development director. For all commercial, industrial, office or multi-family projects, the applicant shall improve the alley opposite the subject property and extend it to the existing improved street, and may be required to improve an additional thirty feet past the property frontage to provide emergency turn-around. For single-family projects, the applicant shall improve the alley abutting the subject property and extend it to the existing improved street. The community development director shall determine the extent and nature of other improvements required in alleys on a case-by-case basis. (Ord. 1027 § 3, 1990).

12.20.040 Cul-de-sac street. The standards for a cul-de-sac street are as set forth in Exhibit "A" which follows.

(See following page for Exhibit "A")

<u>Street designation</u>	<u>General description/average daily trips</u>
Neighborhood access	Streets providing access to adjacent residents and to cul-de-sacs and linking these areas with neighborhood collector streets. Less than 1,000 daily trips.
Neighborhood collector/ collector arterial	Streets providing access to adjacent uses, linking neighborhoods and commercial areas together and linking these areas to the arterial system. Up to 10,000 daily trips.
Minor arterial	Intra-community highways connecting community centers. 5,000 to 25,000 daily trips.
Principal arterials	Intra- and inter-community highways connecting major community centers. 15,000 to 40,000 daily trips.

Note: "Average daily trips" is defined as the number of vehicles passing a given point, in either direction during a twenty-four hour period, based on an average over seven consecutive days. (Ord. 1027 § 1, 1990; Ord. 799 § 1, 1985)

12.20.020 Required public improvements--Rights-of-way.

A. General. Sections 12.20.030 through 12.20.140 of this chapter establish different improvements for the different classifications of rights-of-way listed in Section 12.20.010 of this chapter. Except as specified in subsection B below of this section, the applicant shall install the specified improvements from the center line of the right-of-way to the applicant's property line. The applicant may increase the dimensions of any required improvement or install additional improvements in the right-of-way with the written consent of the community development director.

B. Half-street improvements. If the one-half of the right-of-way opposite the subject property has not been improved based on the provisions of this chapter, the applicant shall install improvements in the right-of-way as follows:

1. Alleys. The applicant shall install the required improvements for the entire width of the alley.
2. All other rights-of-way:
 - a. The applicant shall install the required improvements from his/her property line to and including the curb.
 - b. The applicant shall grade to finish all the required driving and parking lanes in the entire right-of-way and a five foot wide shoulder on the side of the right-of-way opposite the subject property.