



City of Portland, Oregon
Bureau of Development Services
Land Use Services

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PERMANENT RULE

**Private Rights-of-Way - Streets, Alleys, Shared Courts, Common Greens and
Pedestrian Connections**

Appendix C – Design Templates

Note: The figures contained in this appendix are intended to provide examples of how private rights-of-way could be designed. The figures are not prescriptive. The design of private rights-of-way will vary with the conditions of each site and must also conform to other applicable City regulations.

Template 1 – Plan View	26-Foot Tract
Template 1 – Section View	26-Foot Tract
Template 2 – Plan View	38-Foot 6-Inch Tract
Template 2 – Section View	38-Foot 6-Inch Tract
Template 3 – Plan View	44-Foot Tract
Template 3 – Section View	44-Foot Tract
Template 4 – Plan View	47-Foot 6-Inch Tract
Template 4 – Section View	47-Foot 6-Inch Tract
Template 5a – Plan View	27-Foot to 35-Foot Tract
Template 5a – Section View	27-Foot to 35-Foot Tract
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Template 6 – Plan View	Private Alley
Template 6 – Section View	Private Alley
Template 7 – Plan View	21-Foot Shared Court Tract
Template 7 – Section View	21-Foot Shared Court Tract
Template 8 – Plan View	24-Foot Shared Court Tract
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Template 9 – Plan View	33-Foot Shared Court Tract
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Template 10 – <i>Plan View</i>	Common Green
Template 10 – <i>Section View</i>	Common Green
Template 11 – <i>Plan View</i>	Pedestrian Connection
Template11 – <i>Section View</i>	Pedestrian Connection

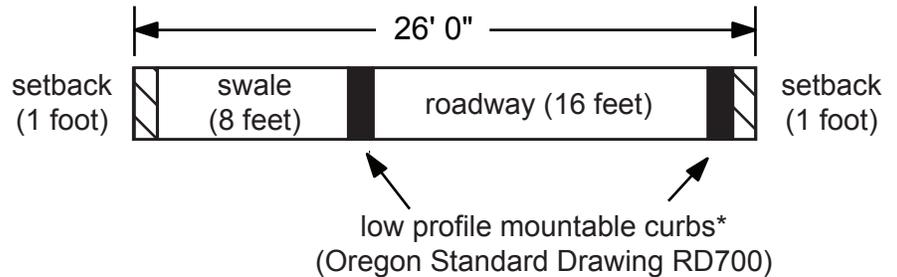
Summary of Recommended Right of Way Tract Widths

Standard Street Templates

1

when to use this template as a guide...

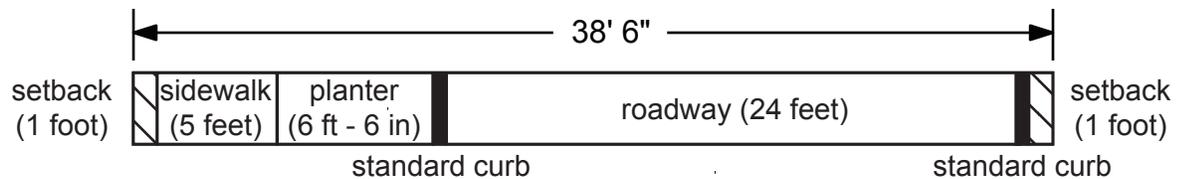
- ▶ the private street is serving only 2 or 3 lots intended for single dwelling homes (detached or attached); and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of a public street



2

when to use this template as a guide...

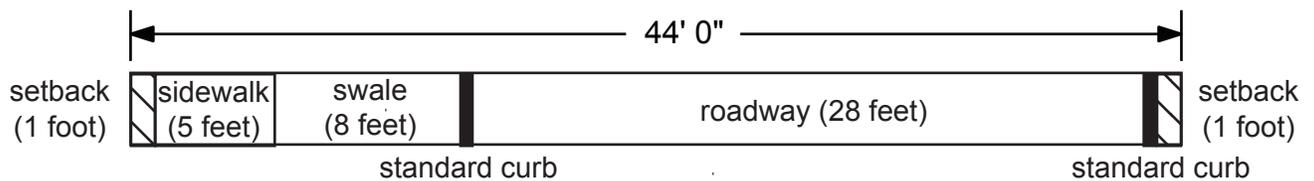
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of a public street (250 feet if fire suppression sprinklers are provided); and
- ▶ the private street is serving 4 or more lots



3

when to use this template as a guide...

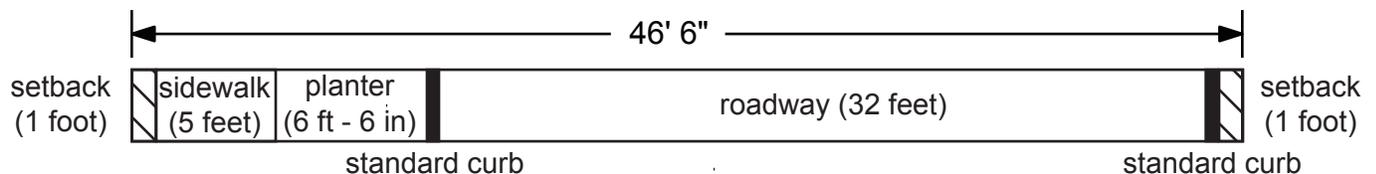
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from a public street; and
- ▶ the private street is serving 4 or more lots



4

when to use this template as a guide...

- ▶ some dwellings are more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from a public street; and
- ▶ the private street is serving 4 or more lots



*Low profile mountable curbs are included within the recommended roadway width. Standard curbs are not.

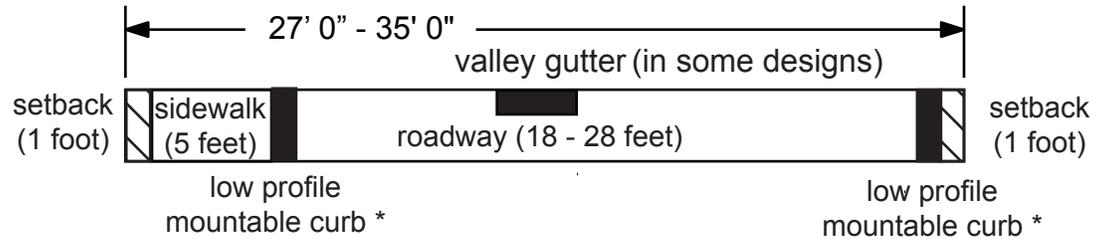
Summary of Recommended Right of Way Tract Widths

Constrained Site Street Templates

5

when to use this template as a guide...

- ▶ the site has constraints (narrow site, steep slopes, environmental resources); and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from the public street; and
- ▶ the street is serving 4 or more lots

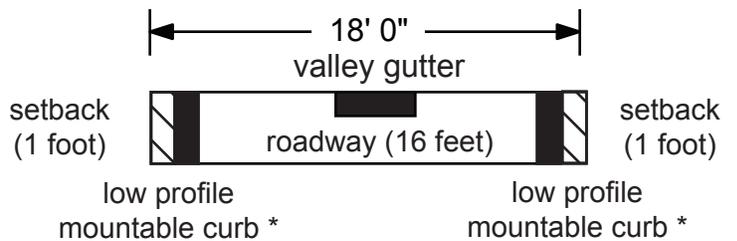


Alley Template

6

when to use this template as a guide...

- ▶ development with secondary vehicle access is desirable or required; and
- ▶ the alley is not serving as a Fire Apparatus Access Road.
- ▶ the alley is serving one-way or two way traffic.
- ▶ often used with rowhouse development to preserve on-street parking, or in conjunction with a common green.



*Low profile mountable curbs are included within the recommended roadway width. Standard curbs are not.

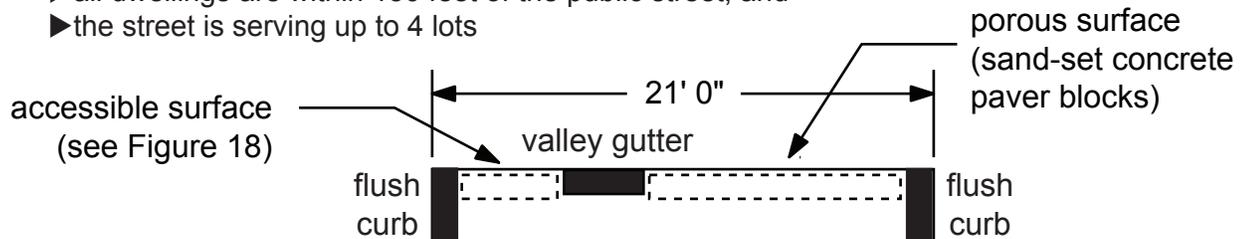
Summary of Recommended Right of Way Tract Widths

Shared Court Templates

7

when to use this template as a guide...

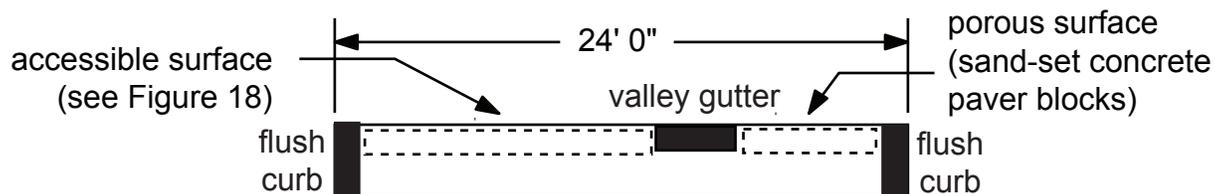
- ▶ the site has multifamily or commercial zoning; and
- ▶ courtyard-style development is planned; and
- ▶ the site is a small infill site; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ the street is serving up to 4 lots



8

when to use this template as a guide...

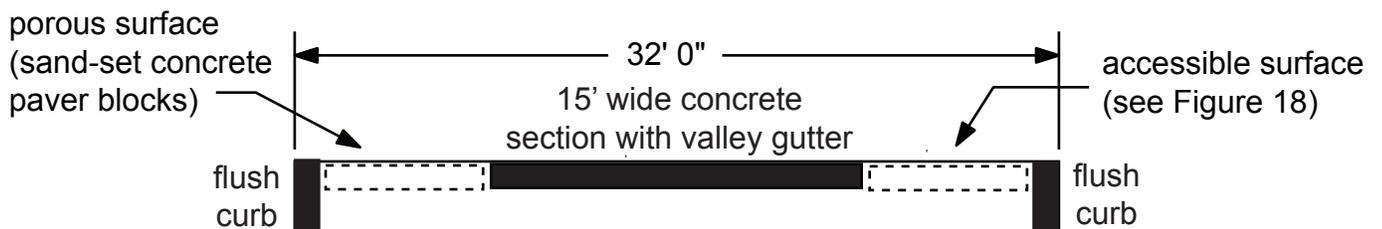
- ▶ the site has multifamily or commercial zoning; and
- ▶ courtyard-style development is planned; and
- ▶ the site is a small infill site; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ the street is serving 5 to 7 lots



9

when to use this template as a guide...

- ▶ the site has multifamily or commercial zoning; and
- ▶ courtyard-style development is planned; and
- ▶ the site has a depth of more than 100 feet; and
- ▶ some dwellings will be more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings will be more than 150 feet from the public street; and
- ▶ the street is serving 8 to 12 lots



*Flush curbs are included within the recommended roadway width. Standard curbs are not.

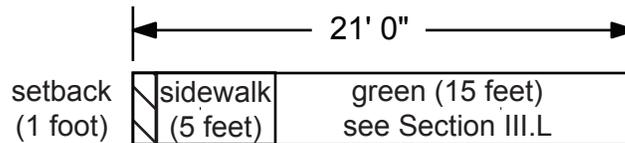
Summary of Recommended Right of Way Tract Widths

Common Green and Pedestrian Connection Templates

10

when to use this template as a guide...

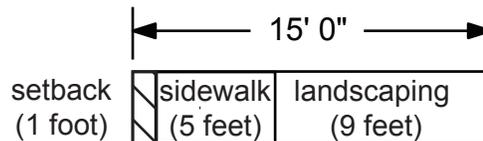
- ▶ development will be oriented around a common green; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ any off-street parking requirements will be met via an alley or shared parking area



11

when to use this template as a guide...

- ▶ development will be oriented along a private pedestrian walkway; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ any off-street parking requirements will be met via an alley or shared parking area

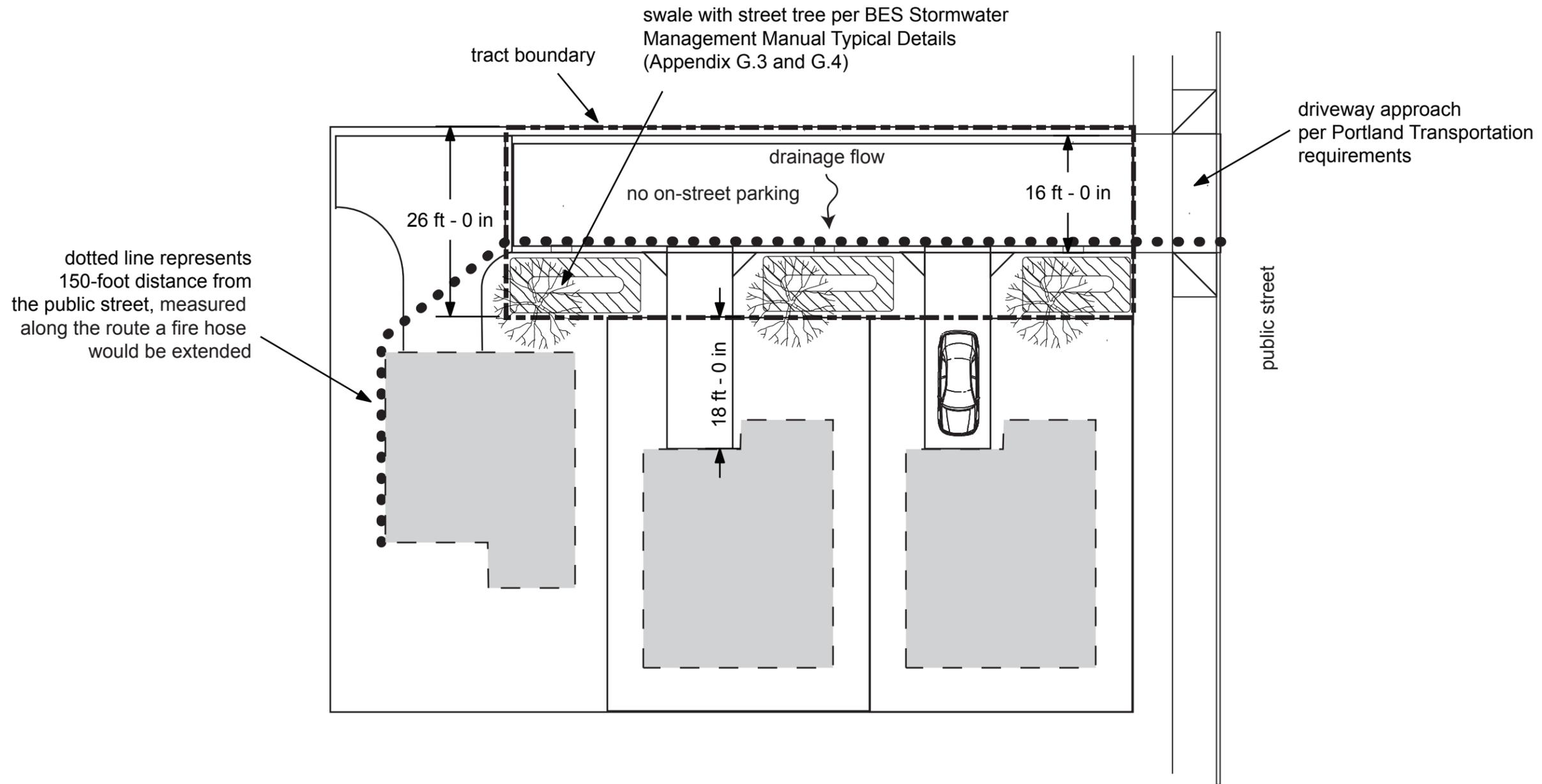


1

26-foot Tract

when to use this template as a guide...

- ▶ the private street is serving only 2 or 3 lots intended for single dwelling homes (detached or attached); and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of a public street



NOT TO SCALE

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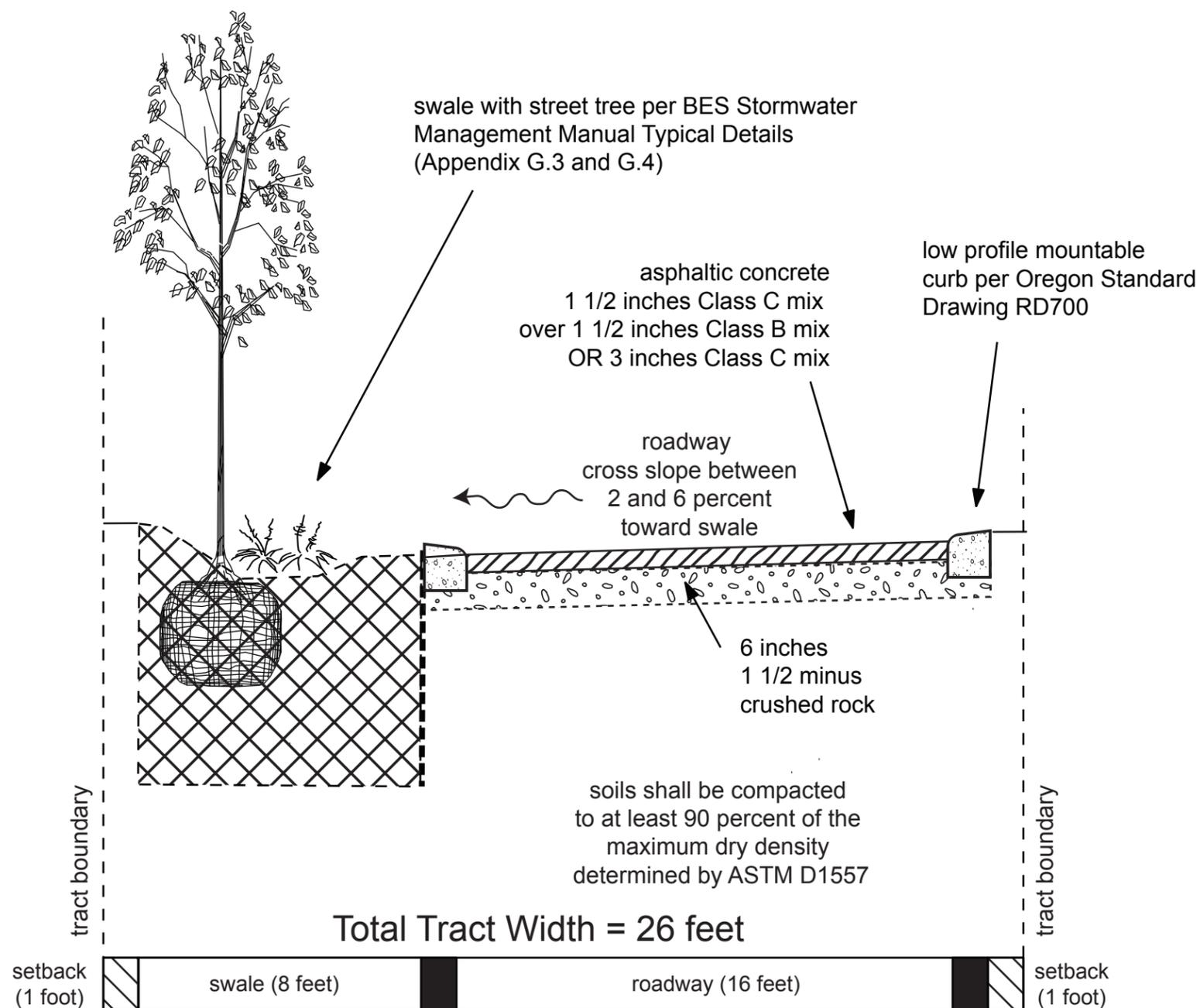


1

26-foot Tract

when to use this template as a guide...

- ▶ the private street is serving only 2 or 3 lots intended for single dwelling homes (detached or attached); and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of a public street



Notes:

- 1) Longitudinal slope shall be between 1% and 15%.
- 2) Utility trenching is to be backfilled with 3/4 minus crushed rock compacted to at least 90% of the maximum dry density determined by ASTM D1557.

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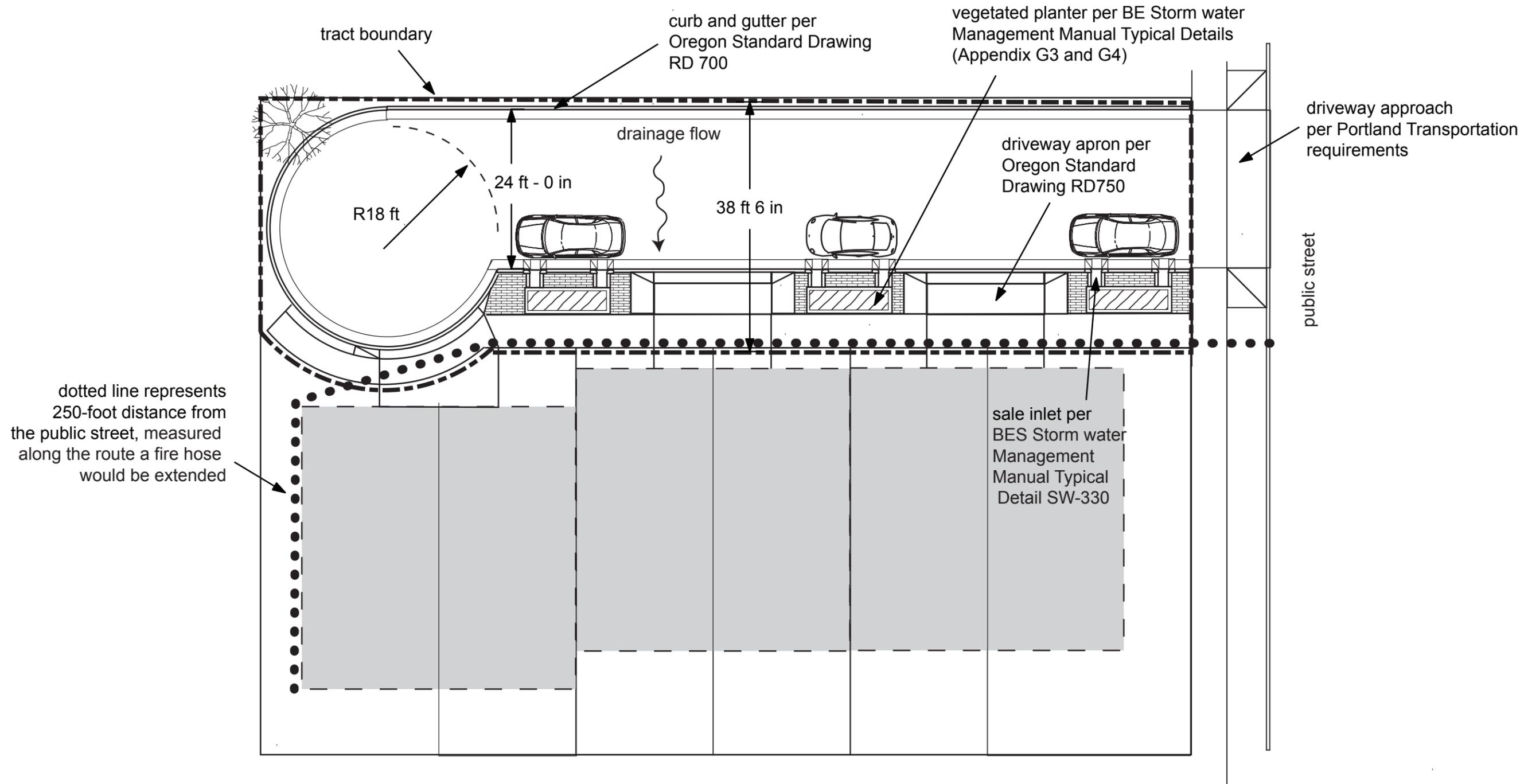


2

38-foot 6 inch Tract

when to use this template as a guide...

- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of a public street (250 feet if fire suppression sprinklers are provided); and
- ▶ the private street is serving 4 or more lots



Notes:

- 1) In this example, fire suppression sprinklers are provided.

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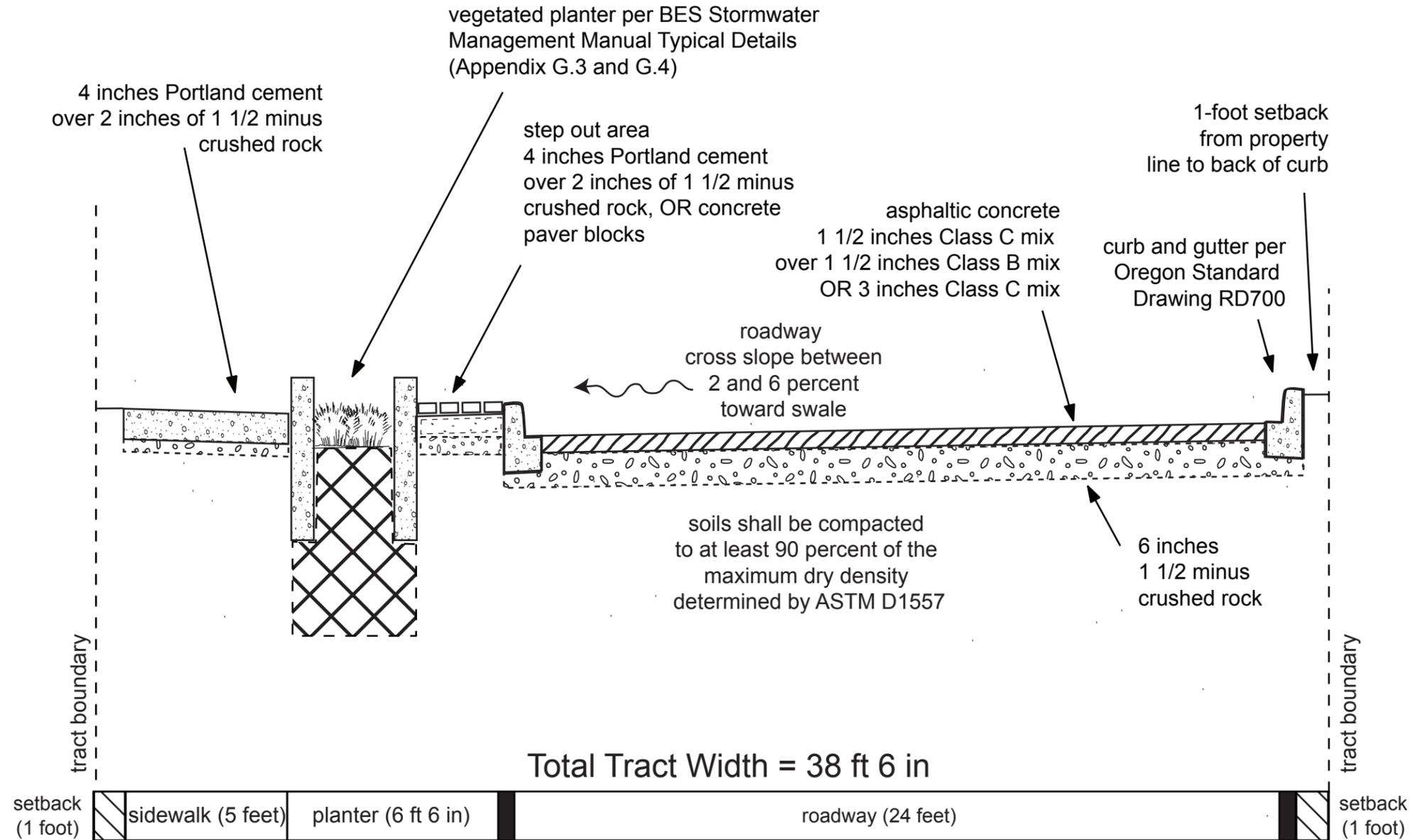


2

38-foot 6 inch Tract

when to use this template as a guide...

- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of a public street (250 feet if fire suppression sprinklers are provided); and
- ▶ the private street is serving 4 or more lots



Notes:

- 1) Longitudinal slope shall be between 1% and 15%.
- 2) Utility trenching is to be backfilled with 3/4 minus crushed rock compacted to at least 90% of the maximum dry density determined by ASTM D1557.

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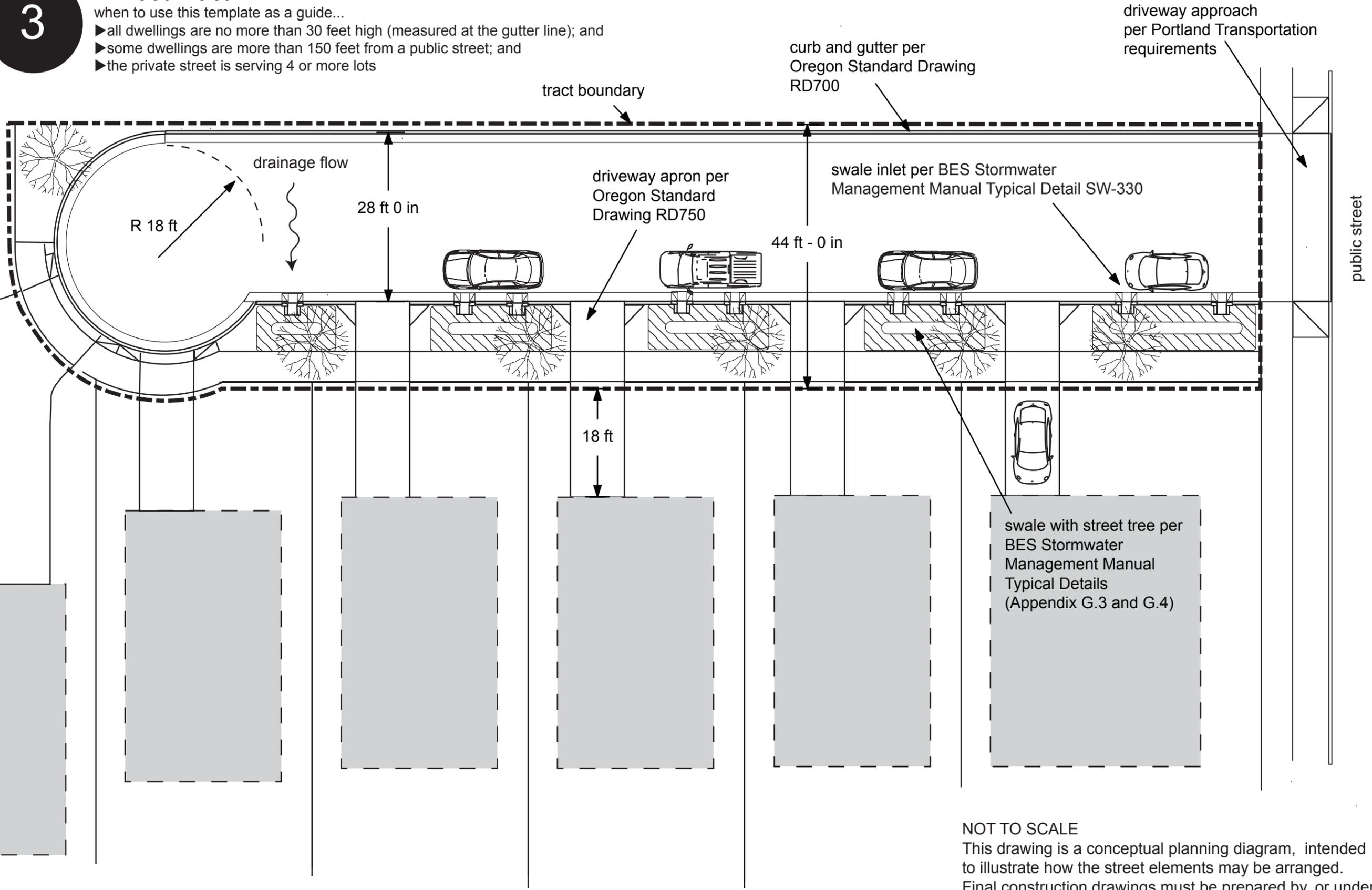


3

44-foot Tract

when to use this template as a guide...

- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from a public street; and
- ▶ the private street is serving 4 or more lots



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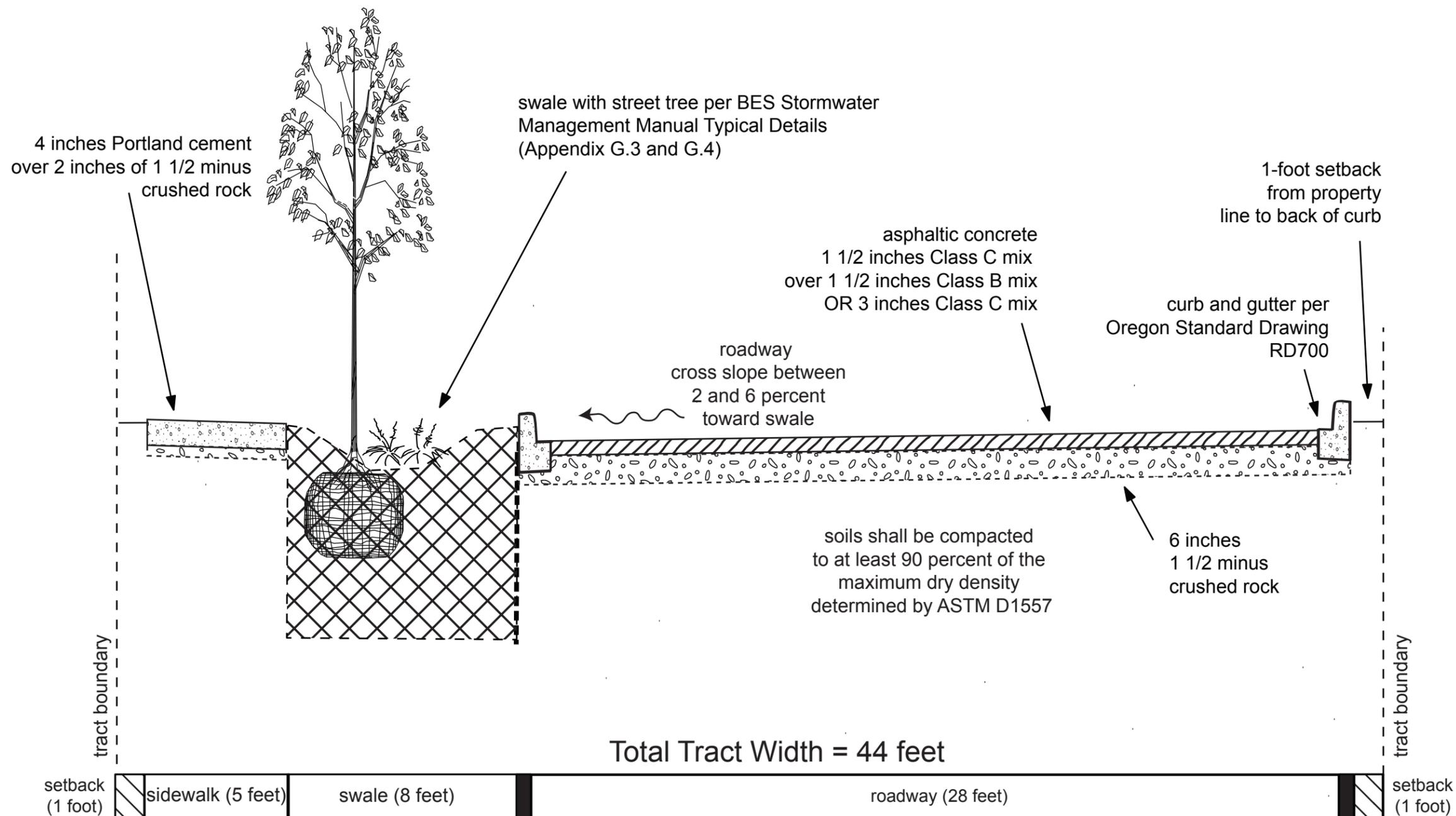


3

44-foot Tract

when to use this template as a guide...

- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from a public street; and
- ▶ the private street is serving 4 or more lots



Notes:

- 1) Longitudinal slope shall be between 1% and 15%.
- 2) Utility trenching is to be backfilled with 3/4 minus crushed rock compacted to at least 90% of the maximum dry density determined by ASTM D1557.

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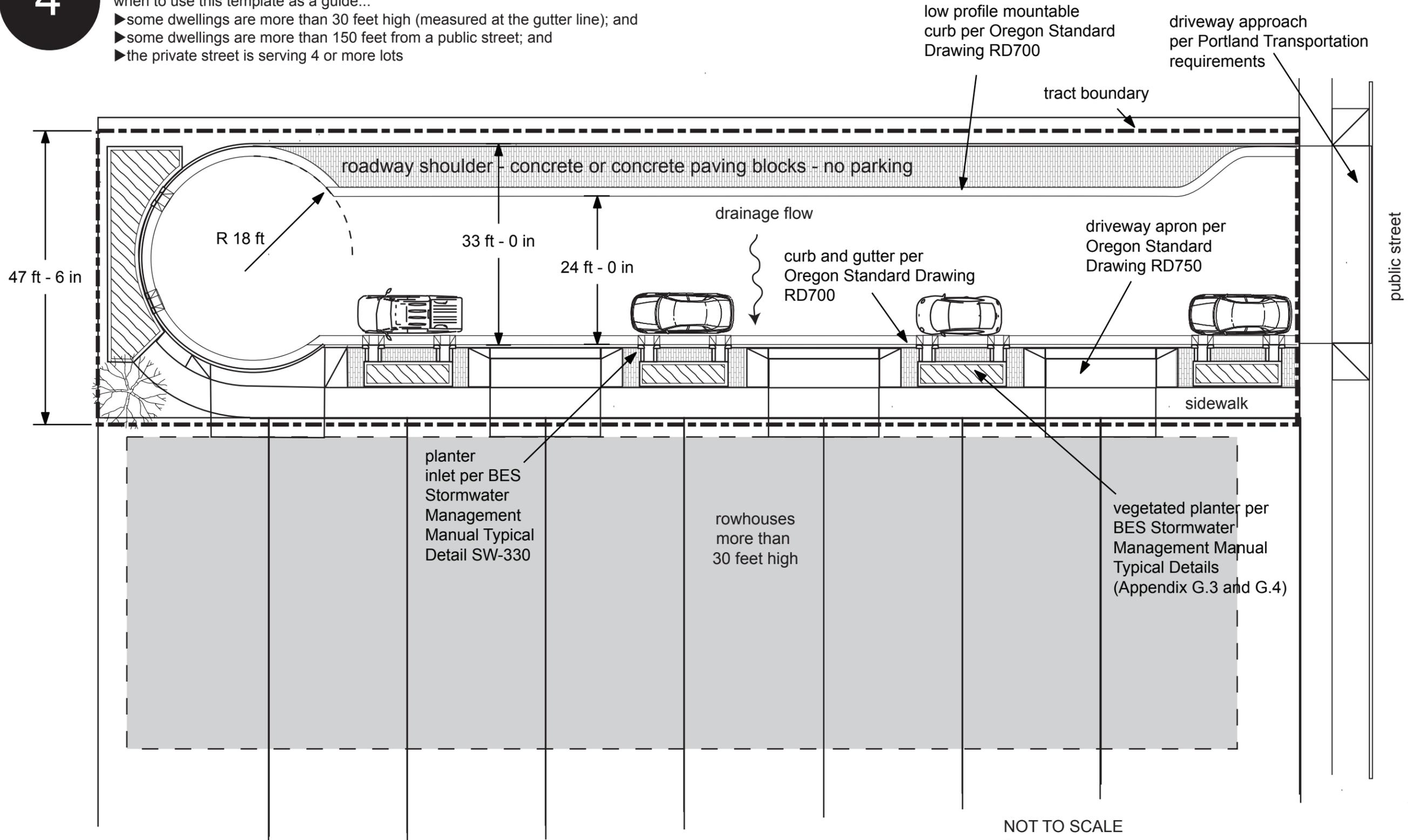


4

47 ft 6 in Tract

when to use this template as a guide...

- ▶ some dwellings are more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from a public street; and
- ▶ the private street is serving 4 or more lots



NOT TO SCALE

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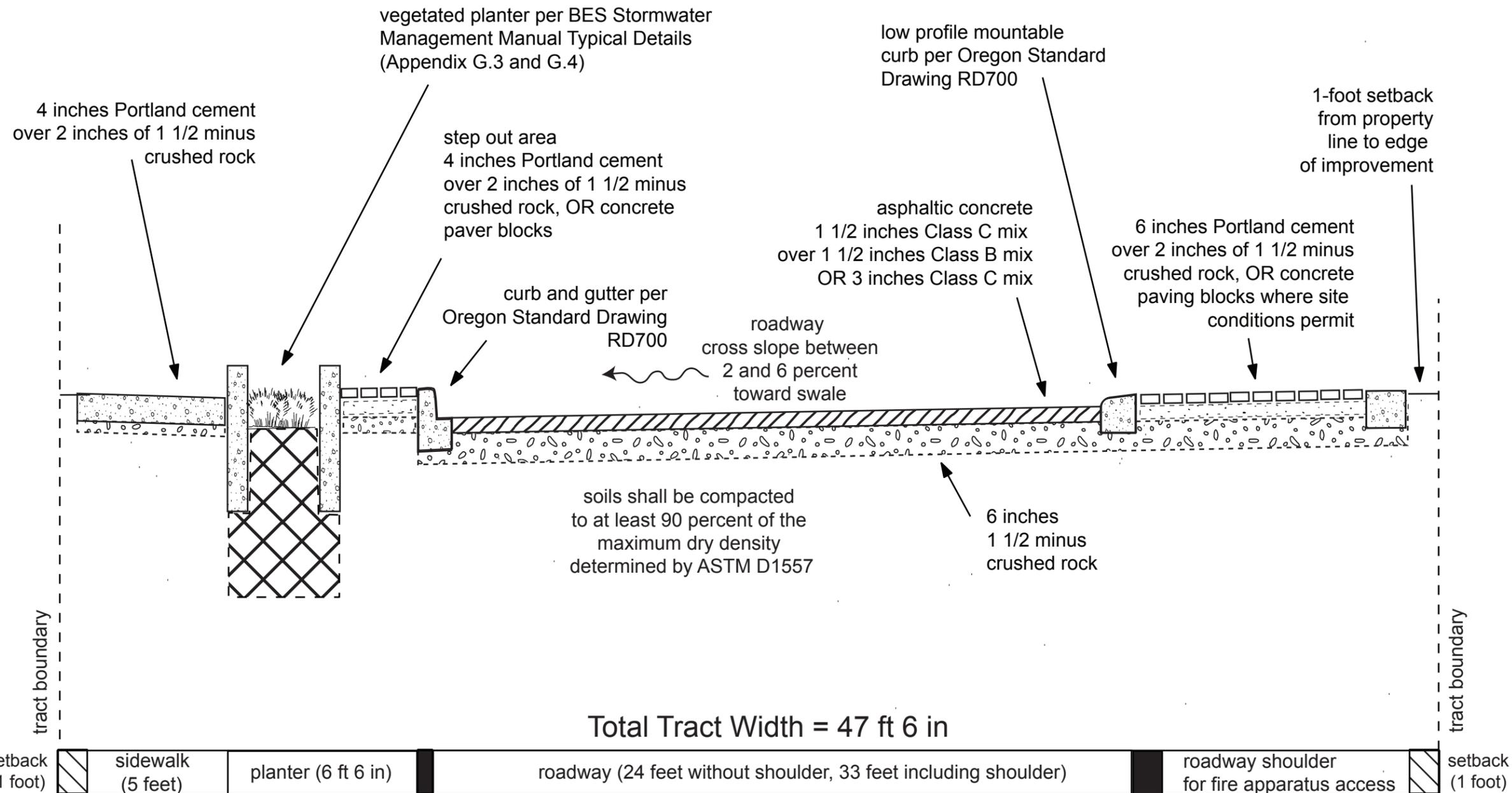


4

47 ft 6 in Tract

when to use this template as a guide...

- ▶ some dwellings are more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from a public street; and
- ▶ the private street is serving 4 or more lots



Notes:

- 1) Longitudinal slope shall be between 1% and 15%.
- 2) Utility trenching is to be backfilled with 3/4 minus crushed rock compacted to at least 90% of the maximum dry density determined by ASTM D1557.
- 3) This example shows a 24 foot roadway that has been extended to a 33-foot wide fire apparatus access road by adding a shoulder extension. Normal traffic would use the narrower 24-foot roadway. No signs, street trees, or other obstructions may be located within this shoulder. No parking signs must be placed within the setback on the shoulder side of the roadway.

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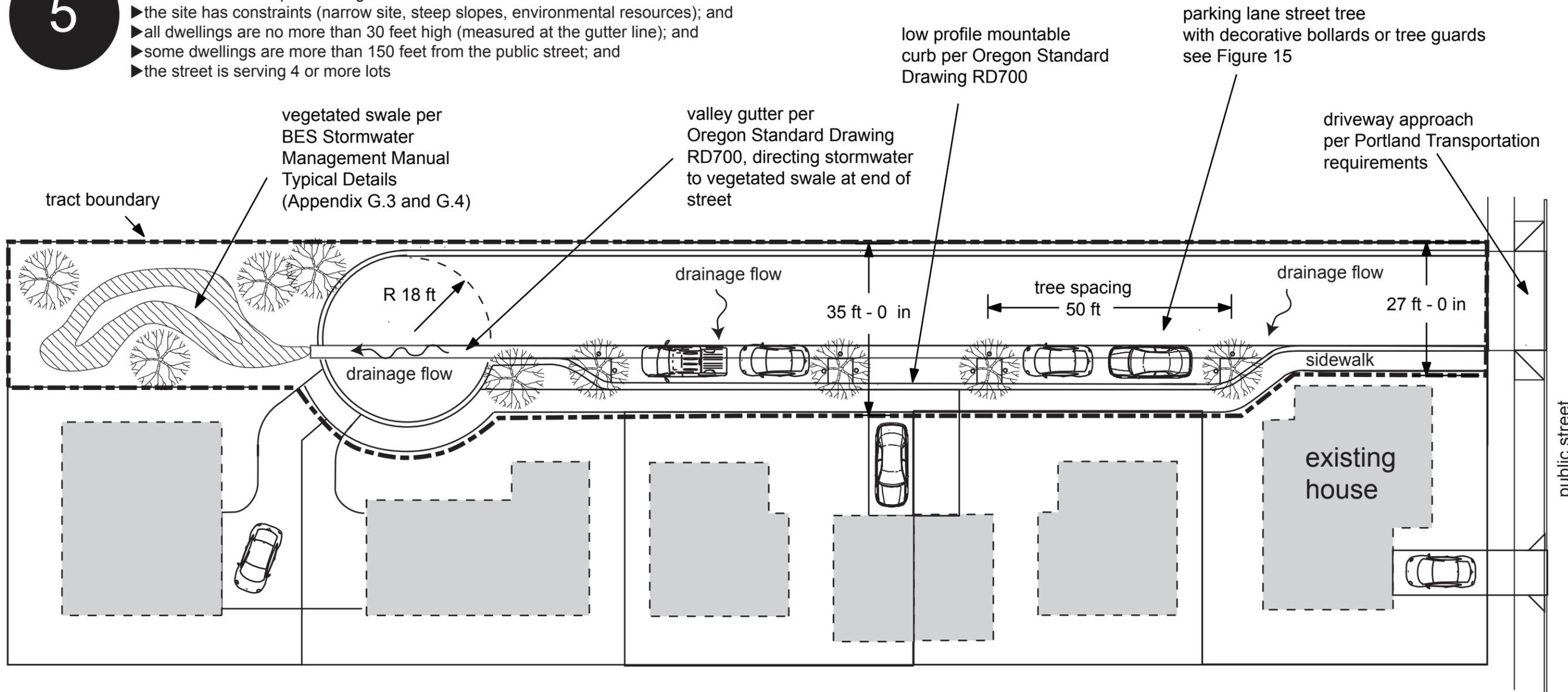


5

27-foot to 35-foot Tract

when to use this template as a guide...

- ▶ the site has constraints (narrow site, steep slopes, environmental resources); and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from the public street; and
- ▶ the street is serving 4 or more lots



updated 7/10/09

City of Portland, Bureau of Development Services
 Private Street Administrative Rule
 Template 5 Plan View



Notes:

- 1) The roadway width is 28 feet where on-street parking is provided, and 20 feet where on-street parking is not provided.
- 2) Valley gutter directs stormwater drainage to swale at end of street, which is within the street tract.
- 3) Street trees are provided in the parking lane, and protected with bollards (see Figure 15).

NOT TO SCALE

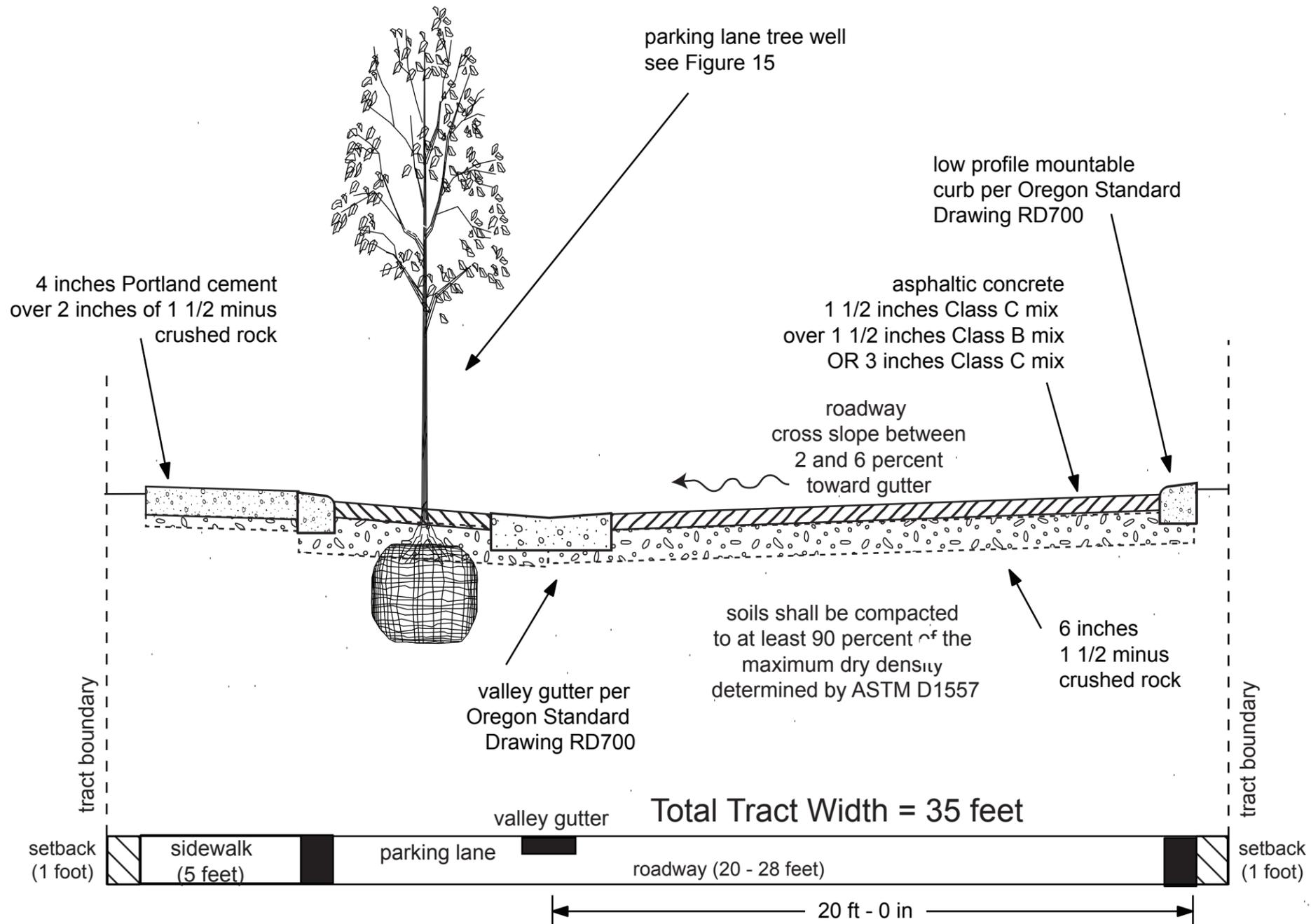
This drawing is a conceptual planning diagram, intended to illustrate how the street elements may be arranged. Final construction drawings must be prepared by, or under the direction of, a licensed civil engineer.

5

27-foot to 35-foot Tract

when to use this template as a guide...

- ▶ the site has constraints (narrow site, steep slopes, environmental resources); and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from the public street; and
- ▶ the street is serving 4 or more lots



Notes:

- 1) Longitudinal slope shall be between 1% and 15%.
- 2) Utility trenching is to be backfilled with 3/4 minus crushed rock compacted to at least 90% of the maximum dry density determined by ASTM D1557.
- 3) The roadway width is 28 feet where on-street parking is provided, and 20 feet where on-street parking is not provided.

NOT TO SCALE

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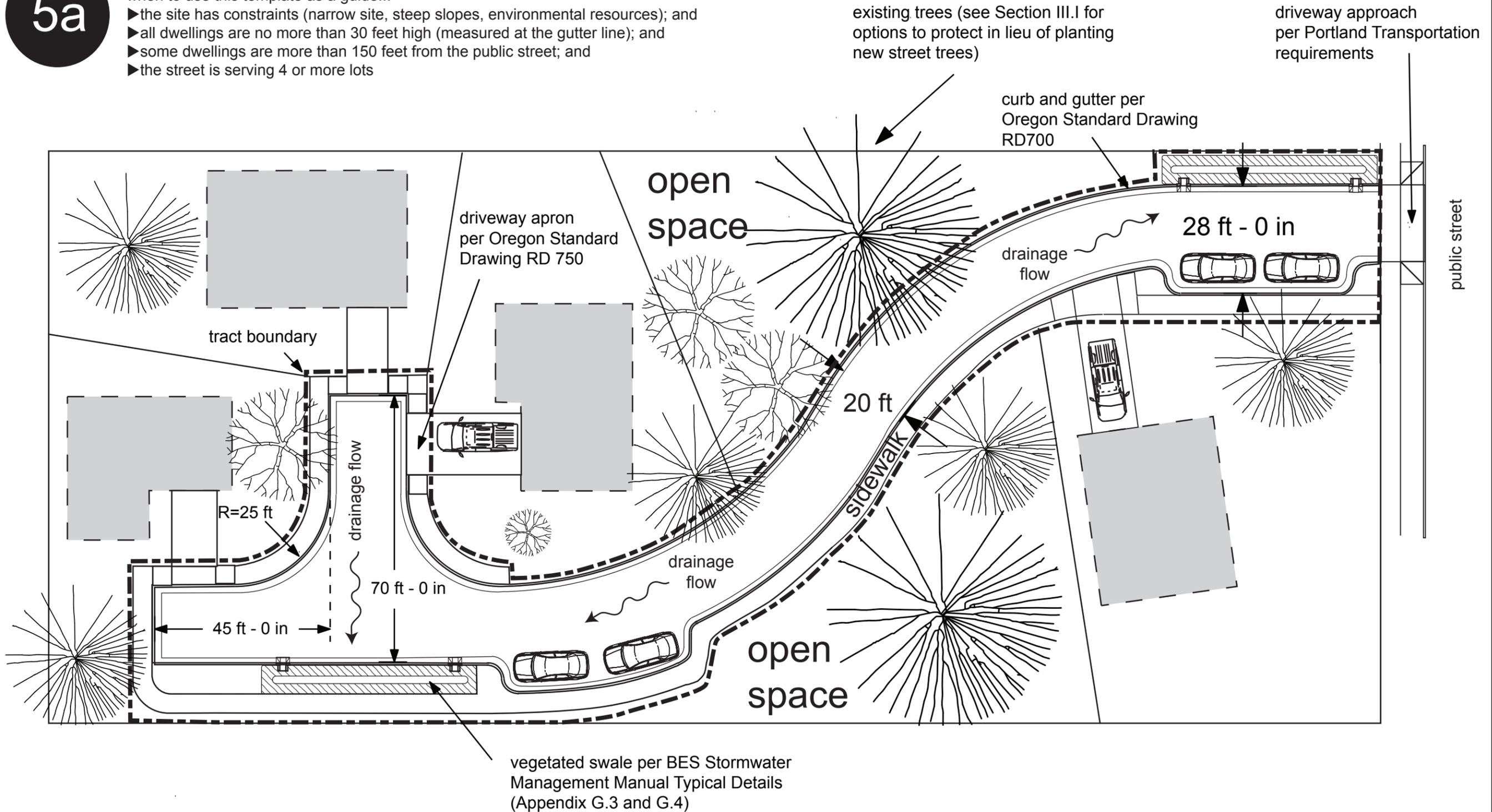


5a

27-foot to 35-foot Tract

when to use this template as a guide...

- ▶ the site has constraints (narrow site, steep slopes, environmental resources); and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from the public street; and
- ▶ the street is serving 4 or more lots



Notes:

- 1) This example shows a street that is longer than 300 feet, with the turnaround sized to meet Fire Apparatus Access Road requirements.
- 2) In this example, the roadway is 20 feet, and widens to 28 feet for occasional parking bays.
- 3) Street trees are not provided in this example, because there are existing trees that will be retained in the abutting yards (see Section III.I)

NOT TO SCALE

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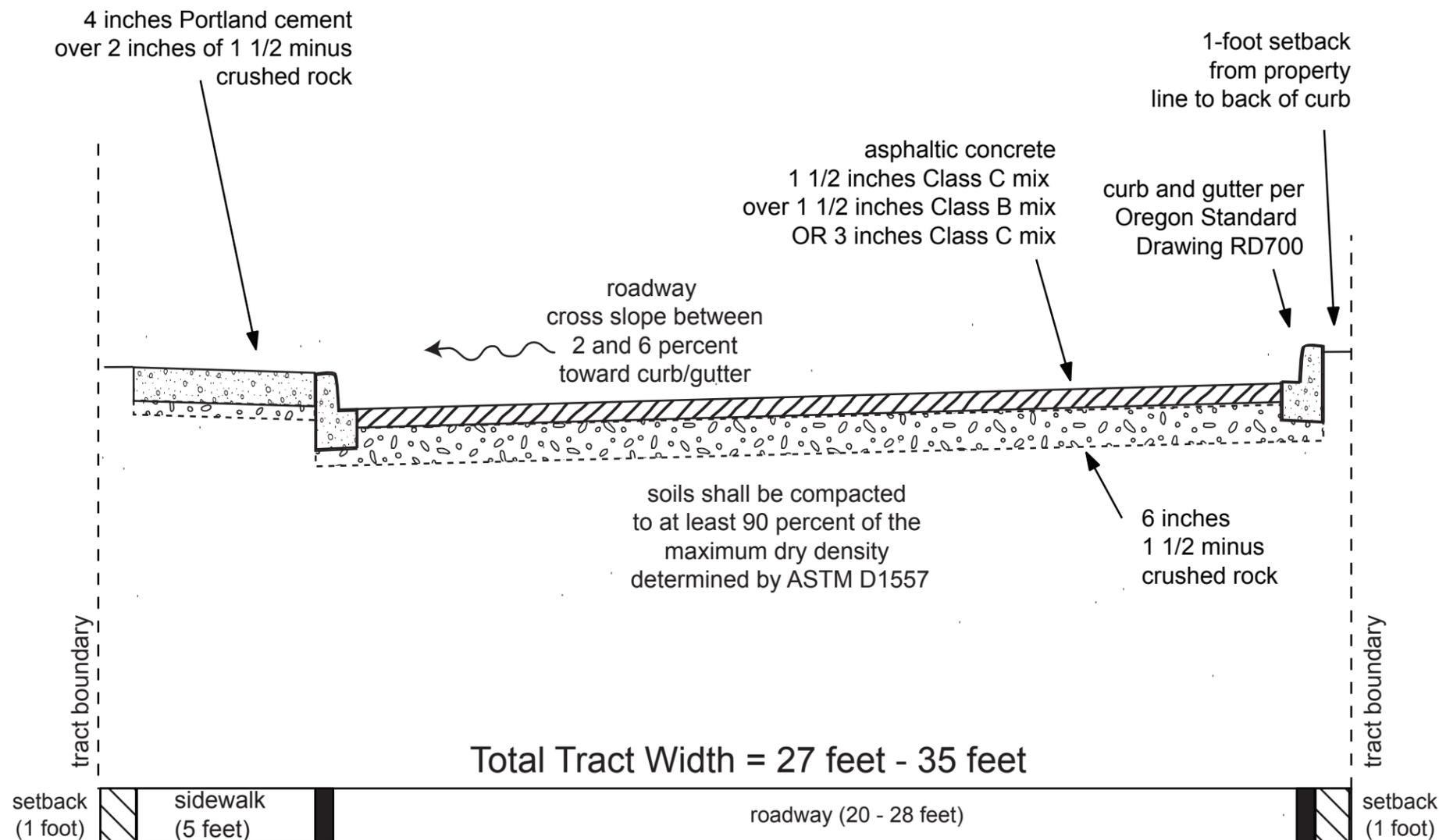


5a

27-foot to 35-foot Tract

when to use this template as a guide...

- ▶ the site has constraints (narrow site, steep slopes, environmental resources); and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings are more than 150 feet from the public street; and
- ▶ the street is serving 4 or more lots



Notes:

- 1) Longitudinal slope shall be between 1% and 15%.
- 2) Utility trenching is to be backfilled with 3/4 minus crushed rock compacted to at least 90% of the maximum dry density determined by ASTM D1557.
- 3) In this example, the roadway is 20 feet, and widens to 28 feet for occasional parking bays.

NOT TO SCALE

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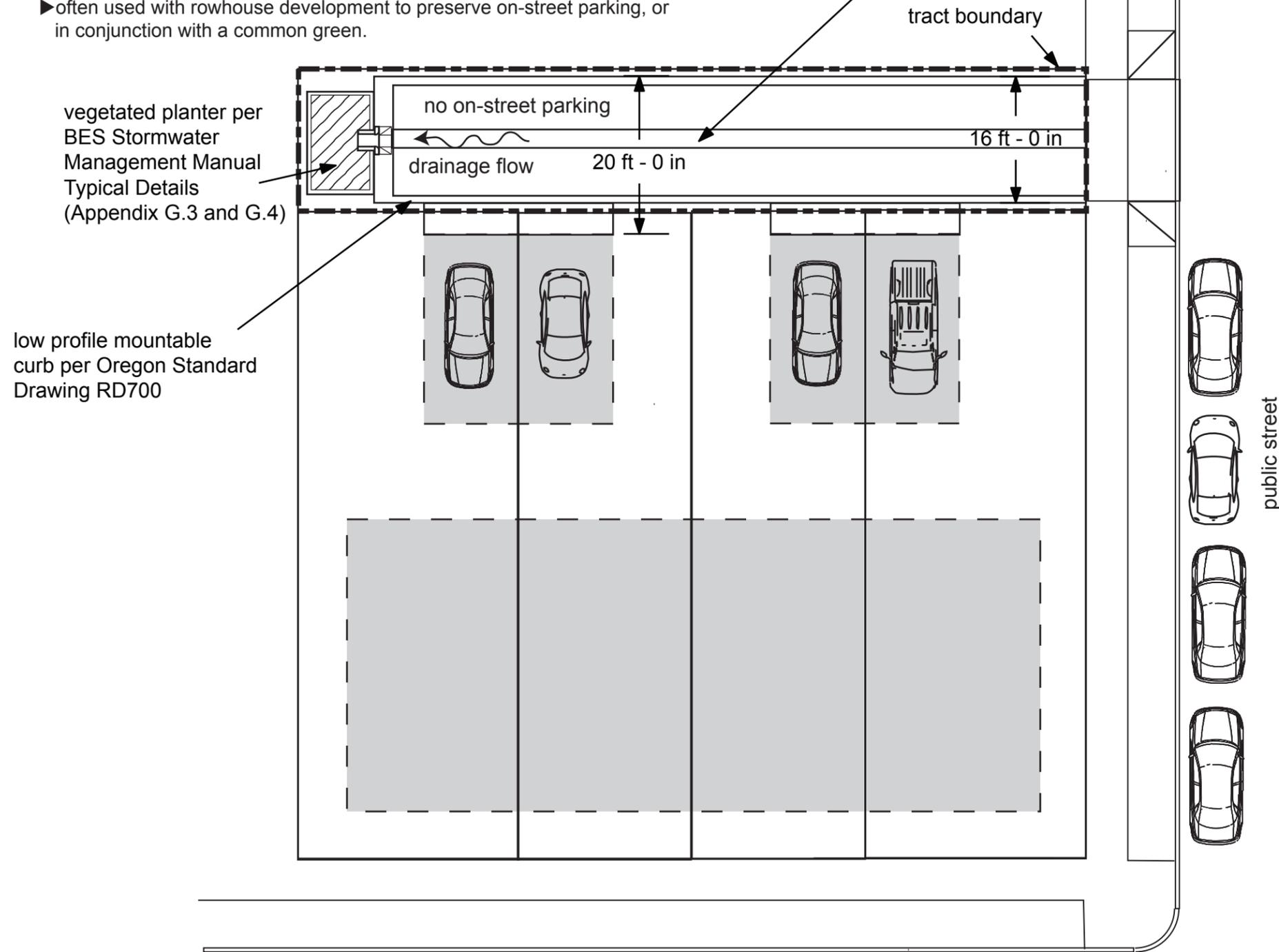
6

Private Alley

when to use this template as a guide...

- ▶ development with secondary vehicle access is desirable or required; and
- ▶ the alley is not serving as a Fire Apparatus Access Road.
- ▶ the alley is serving one-way or two way traffic.
- ▶ often used with rowhouse development to preserve on-street parking, or in conjunction with a common green.

valley gutter per Oregon Standard Drawing RD700, directing stormwater to vegetated planter at end of alley



Notes:

1) In this example, the alley drains away from the public street. A high flow overflow must be provided from the planter to an approved disposal point. The overflow must be designed to handle runoff from the 100-year event. In this example, if soils are suitable, the overflow might be provided via a drywell located under the alley.

NOT TO SCALE

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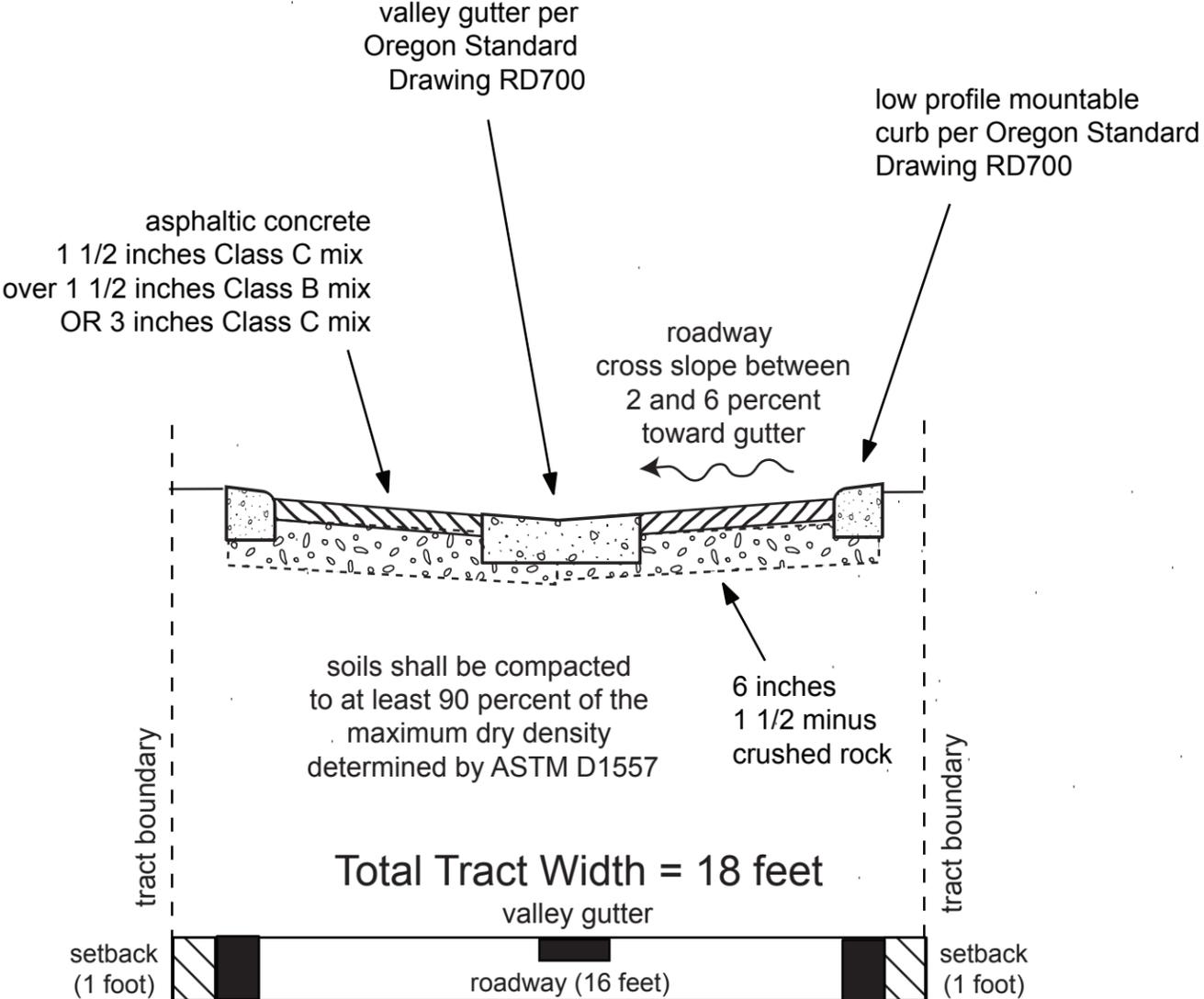


6

Private Alley

when to use this template as a guide...

- ▶ development with secondary vehicle access is desirable or required; and
- ▶ the alley is not serving as a Fire Apparatus Access Road.
- ▶ the alley is serving one-way or two way traffic.
- ▶ often used with rowhouse development to preserve on-street parking, or in conjunction with a common green.



- Notes:
- 1) Longitudinal slope shall be between 1% and 15%.
 - 2) Utility trenching is to be backfilled with 3/4 minus crushed rock compacted to at least 90% of the maximum dry density determined by ASTM D1557.

NOT TO SCALE
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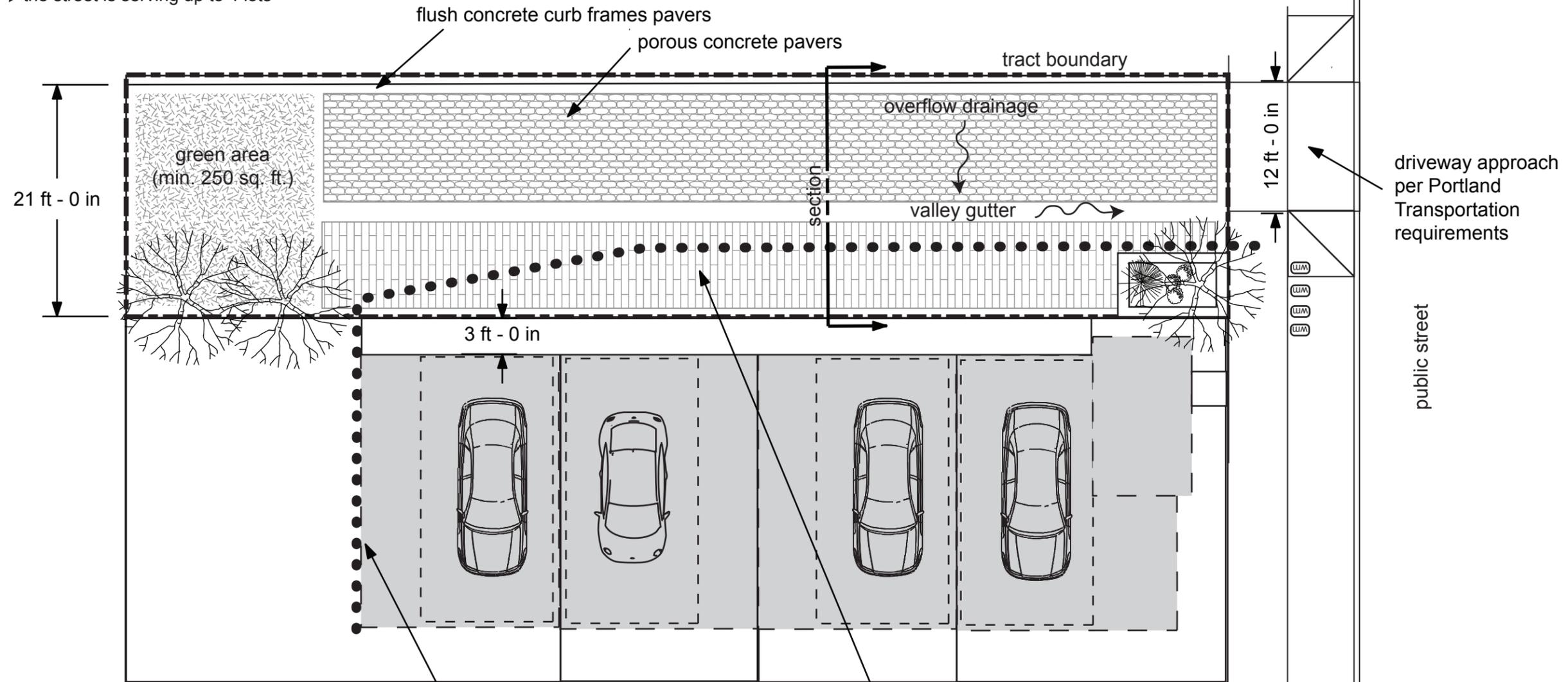


7

21-foot Shared Court Tract

when to use this template as a guide...

- ▶ the site has multifamily or commercial zoning; and
- ▶ courtyard-style development is planned; and
- ▶ the site is a small infill site; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ the street is serving up to 4 lots



dotted line represents 150-foot distance from the public street, measured along the route a fire hose would be extended

separate section of sand-set bricks or concrete pavers with flush top edge or a bevel less than or equal to 6 millimeters

Notes:

- 1) Longitudinal slope shall be between 1% and 5%.
- 2) The use of porous concrete paving blocks is one of several paving options, and is dependant on soils on the site having an adequate infiltration rate. See Chapter 2 of the BES Stormwater Management Manual for stormwater management requirements, and facility design specifications.
- 3). See Section K.2.c (12) for a description of allowed paving surfaces.

NOT TO SCALE

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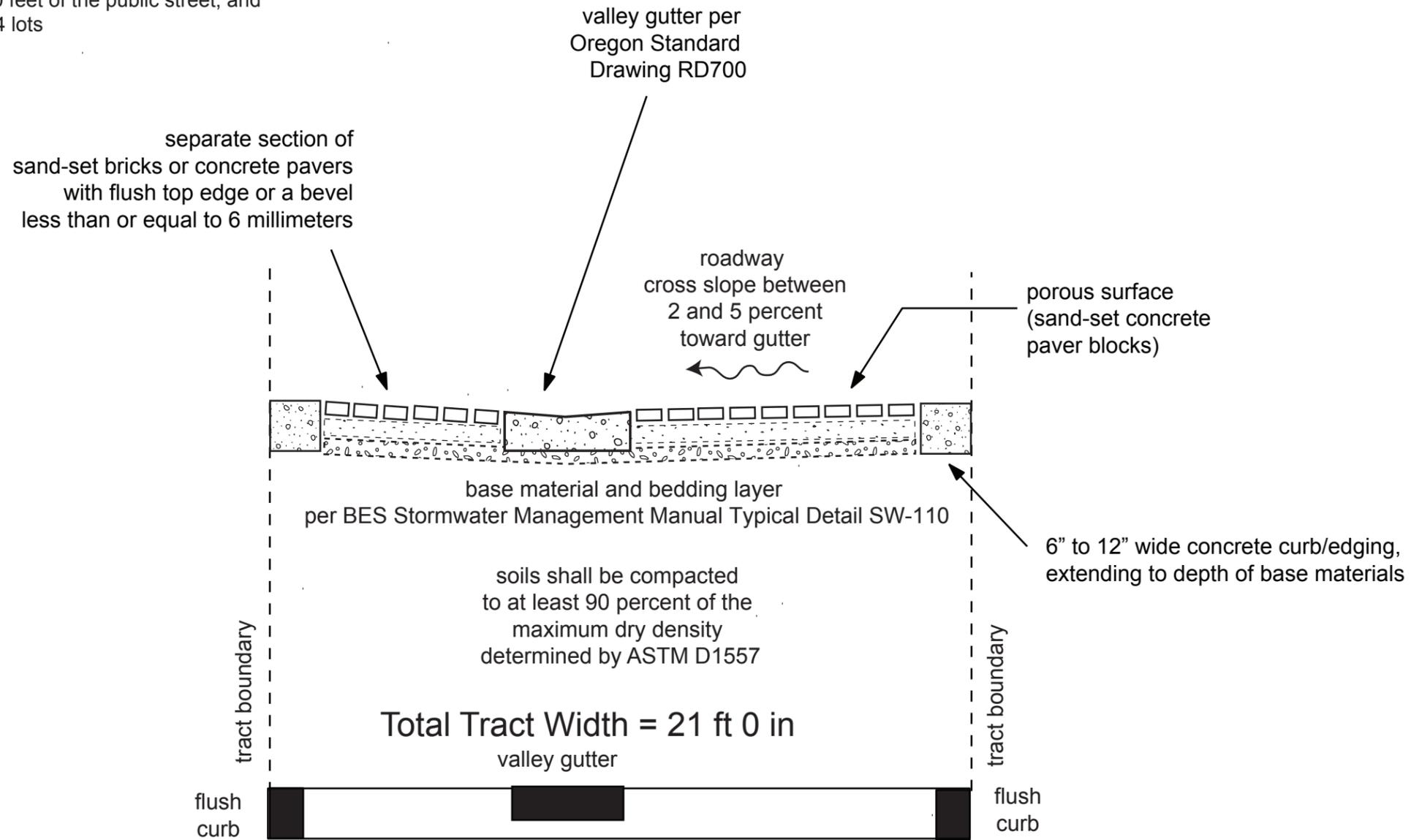


7

21-foot Shared Court Tract

when to use this template as a guide...

- ▶ the site has multifamily or commercial zoning; and
- ▶ courtyard-style development is planned; and
- ▶ the site is a small infill site; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ the street is serving up to 4 lots



Notes:

- 1) Longitudinal slope shall be between 1% and 5%.
- 2) Utility trenching is to be backfilled with 3/4 minus crushed rock compacted to at least 90% of the maximum dry density determined by ASTM D1557.
- 3) The use of porous concrete paving blocks is one of several paving options, and is dependant on soils on the site having an adequate infiltration rate. See Chapter 2 of the BES Stormwater Management Manual for stormwater management requirements, and facility design specifications.
- 4) See Section K.2.c (12) for a description of allowed paving surfaces.

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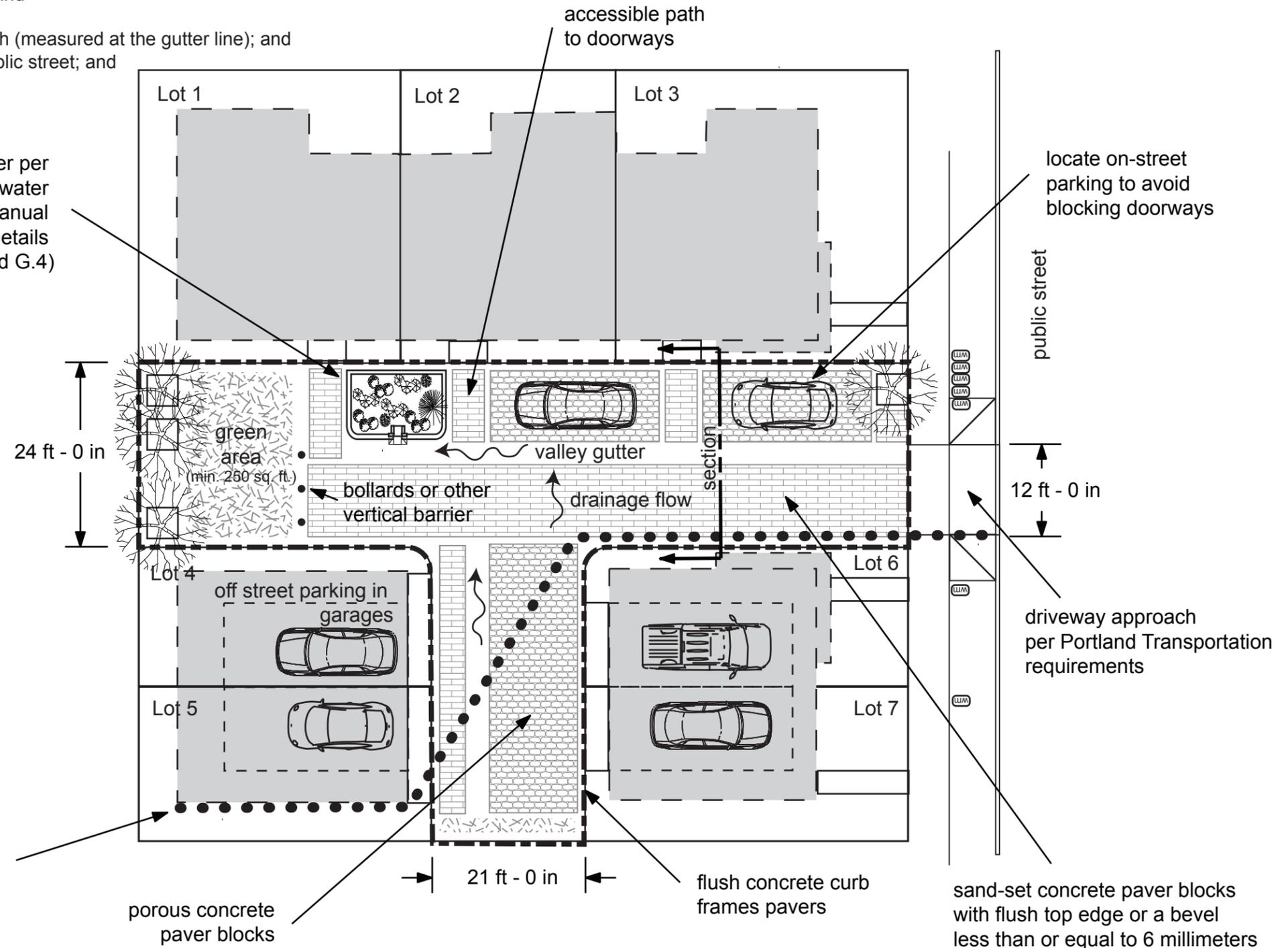
8

24-foot Shared Court Tract

when to use this template as a guide...

- ▶ the site has multifamily or commercial zoning; and
- ▶ courtyard-style development is planned; and
- ▶ the site is a small infill site; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ the street is serving 5 to 7 lots

vegetated planter per
BES Stormwater
Management Manual
Typical Details
(Appendix G.3 and G.4)



dotted line represents 150-foot distance from the public street, measured along the route a fire hose would be extended

Notes:

- 1) Longitudinal slope shall be between 1% and 5%.
- 2) The use of porous concrete paving blocks is one of several paving options, and is dependant on soils on the site having an adequate infiltration rate. See Chapter 2 of the BES Stormwater Management Manual for stormwater management requirements, and facility design specifications.
- 3) No off-street parking is shown on Lots 1 though 3, but several spaces are located in the shared tract. See Zoning Code Chapter 33.266 to determine when this is allowed.
- 4) See Section K.2.c (12) for a description of allowed paving surfaces.

NOT TO SCALE

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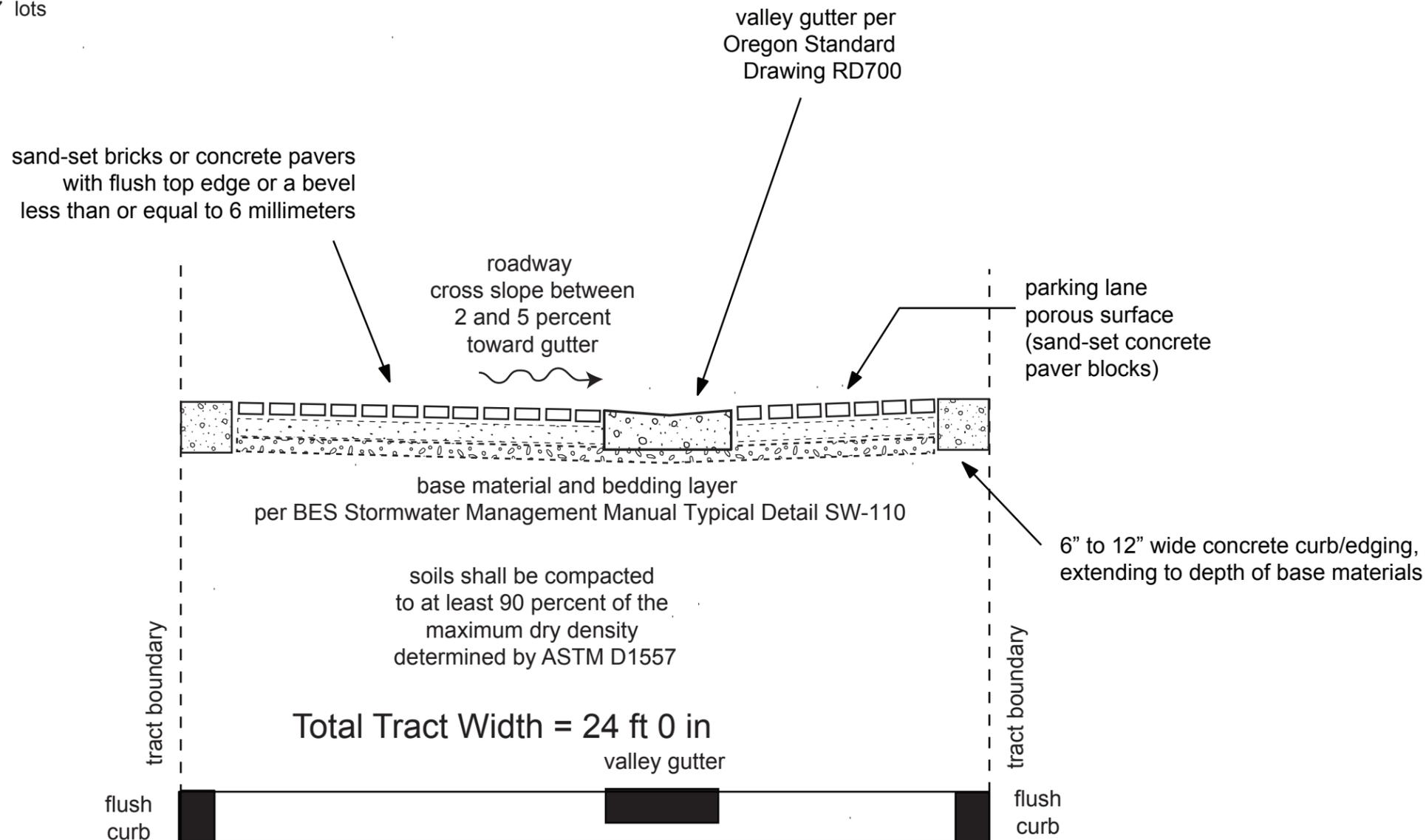


8

24-foot Shared Court Tract

when to use this template as a guide...

- ▶ the site has multifamily or commercial zoning; and
- ▶ courtyard-style development is planned; and
- ▶ the site is a small infill site; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ the street is serving 5 to 7 lots



Notes:

- 1) Longitudinal slope shall be between 1% and 5%.
- 2) Utility trenching is to be backfilled with 3/4 minus crushed rock compacted to at least 90% of the maximum dry density determined by ASTM D1557.
- 3) The use of porous concrete paving blocks is one of several paving options, and is dependant on soils on the site having an adequate infiltration rate. See Chapter 2 of the BES Stormwater Management Manual for stormwater management requirements, and facility design specifications.
- 4) See Section K.2.c (12) for a description of allowed paving surfaces.

NOT TO SCALE

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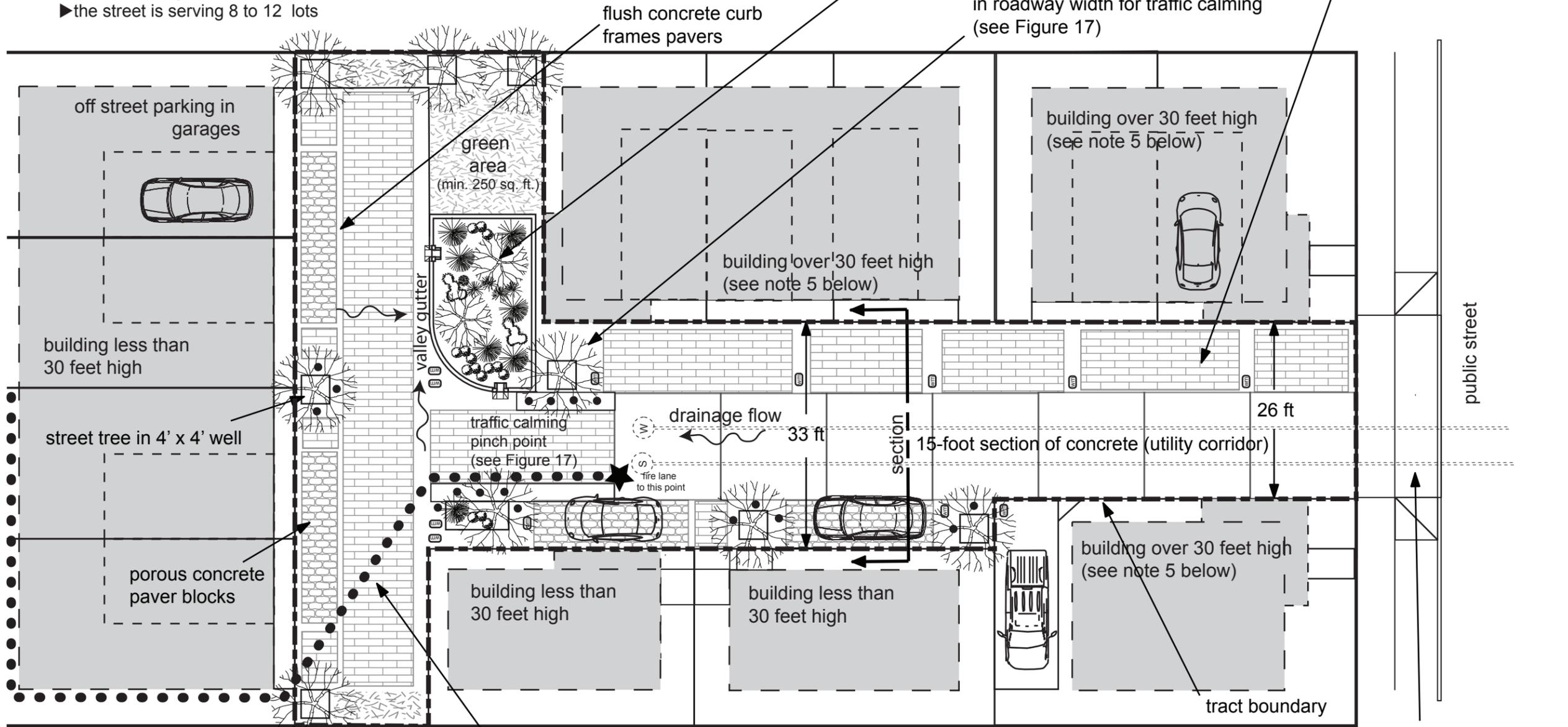


9

33-foot Shared Court Tract

when to use this template as a guide...

- ▶ the site has multifamily or commercial zoning; and
- ▶ courtyard-style development is planned; and
- ▶ the site has a depth of more than 100 feet; and
- ▶ some dwellings will be more than 30 feet high (measured at the gutter line); and
- ▶ some dwellings will be more than 150 feet from the public street; and
- ▶ the street is serving 8 to 12 lots



Notes:

- 1) Longitudinal slope shall be between 1% and 5%.
- 2) The use of porous concrete paving blocks is one of several paving options, and is dependant on soils on the site having an adequate infiltration rate. See Chapter 2 of the BES Stormwater Management Manual for stormwater requirements, and facility design specifications.
- 3) No off-street parking is shown on several lots, but spaces are located in the shared tract. See Zoning Code Chapter 33.266.
- 4) See Section K.2.c (12) for a description of allowed paving surfaces.
- 5) Additional requirements may apply to buildings over 30 feet high. Exceptions from the Fire Code can be applied or a Fire Code Appeal can be granted. Automatic exceptions are granted if: the building has a flat roof and an approved automatic sprinkler system, there is no combustibile concealed attic space, all stairways are in a minimum 3 hour fire resistive enclosure, and extend to the top floor, and there is a hatch or other roof access structure is provided directly to the roof. Roof hatches shall be a minimum 16 square feet with a minimum opening dimensions of 2 feet.

dotted line represents 150-foot distance (or less) from the end of the portion of the street designated as a fire apparatus access road measured along the route a fire hose would be extended

driveway approach per Portland Transportation requirements

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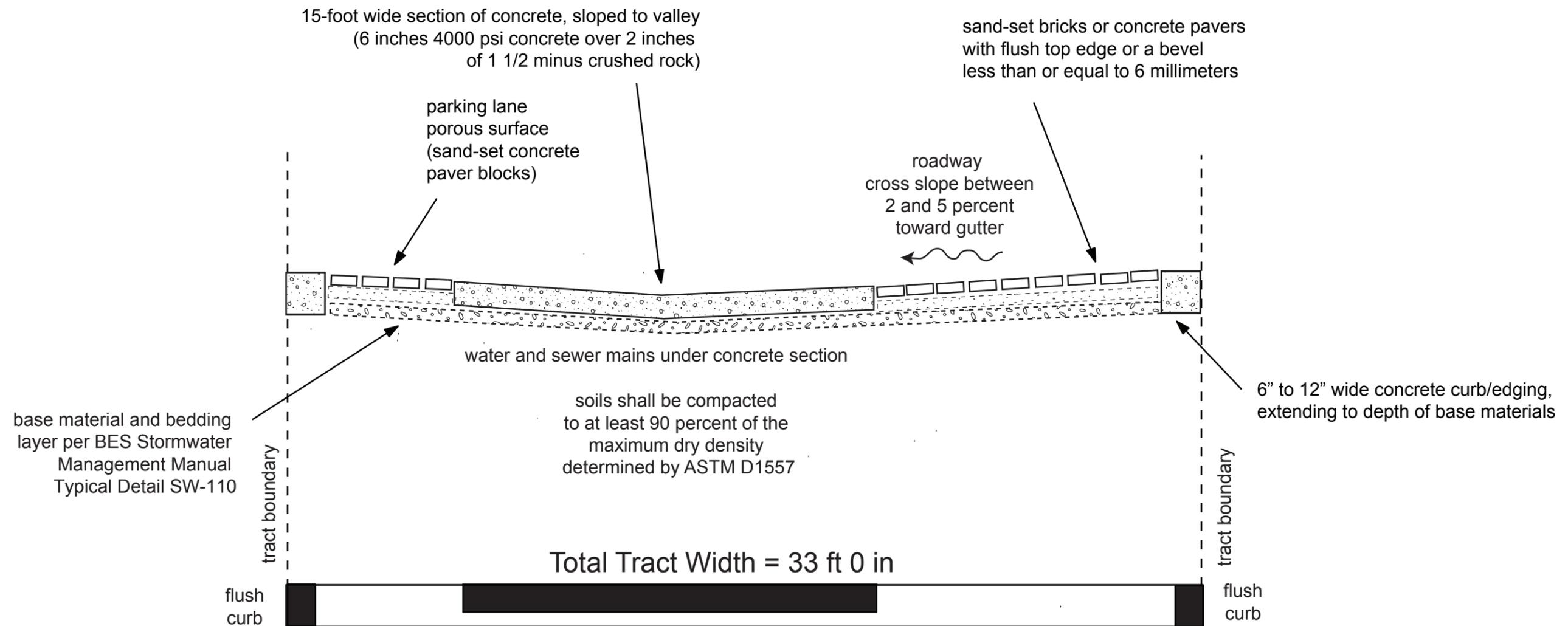


9

33-foot Shared Court Tract

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- ▶ courtyard-style development is planned; and
- ▶ the site has a depth of more than 100 feet; and
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- ▶ some dwellings will be more than 150 feet from the public street; and
- ▶ the street is serving 8 to 12 lots



Notes:

- 1) Longitudinal slope shall be between 1% and 5%.
- 2) Utility trenching is to be backfilled with 3/4 minus crushed rock compacted to at least 90% of the maximum dry density determined by ASTM D1557.
- 3) The use of porous concrete paving blocks is one of several paving options, and is dependant on soils on the site having an adequate infiltration rate. See Chapter 2 of the BES Stormwater Management Manual for stormwater requirements, and facility design specifications.
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10

Common Green

when to use this template as a guide...

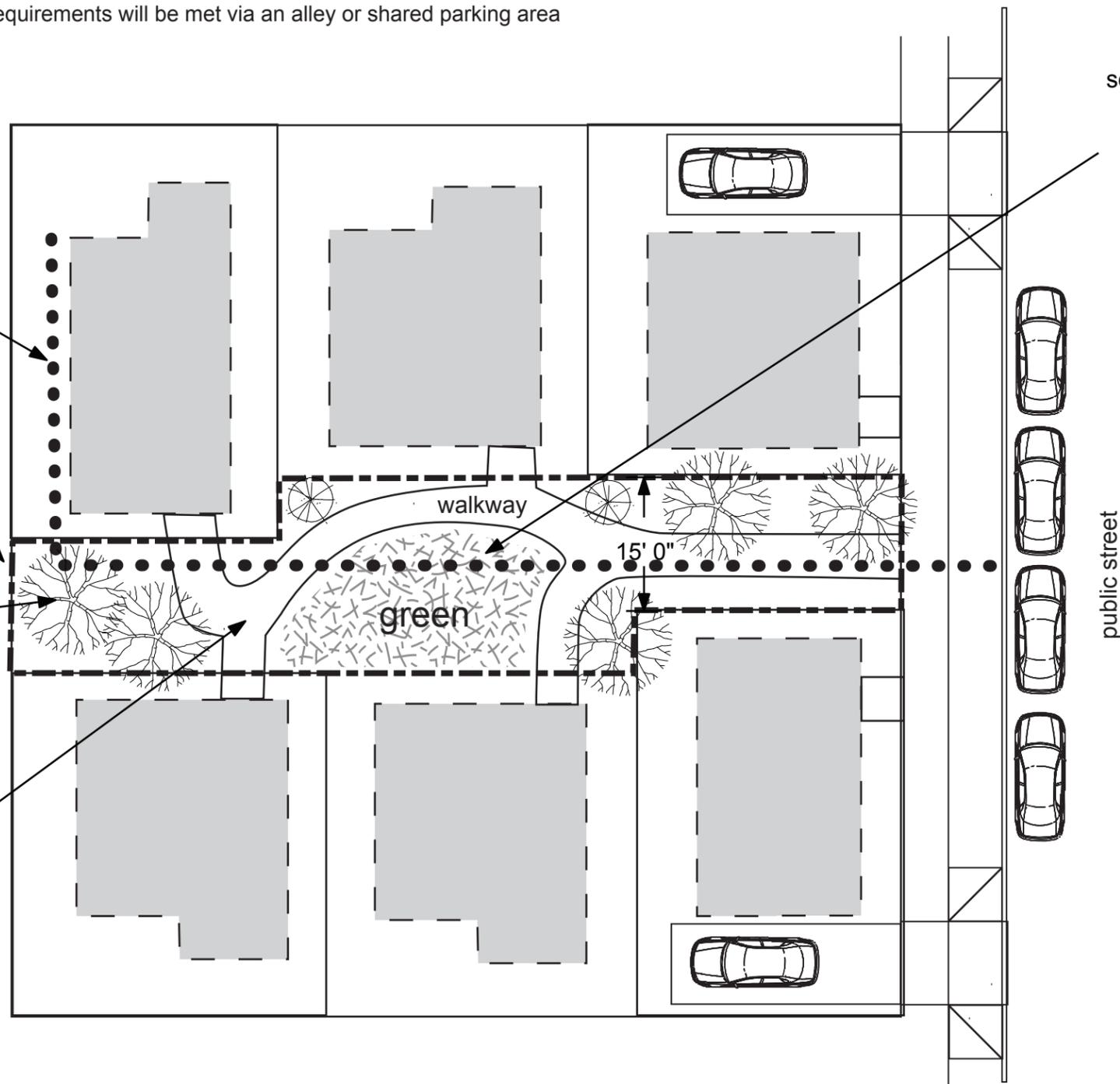
- ▶ development will be oriented around a common green; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ any off-street parking requirements will be met via an alley or shared parking area

dotted line represents 150-foot distance from the public street, measured along the route a fire hose would be extended

tract boundary

street trees required per Section III.I

paved pedestrian path to each lot per Section III.H and L



a common green must include at least 400 square feet of grassy area, play area, or dedicated gardening space, which must be at least 15 feet wide on the narrowest dimension

public street

Notes:

- 1) Gazebos, sculptures, art installations, ornamental water features, play equipment, benches, picnic tables, and other similar structures may be located within common greens. See Section III.O.
- 2) Stormwater facilities may be located within common greens or pedestrian connections. See Section III.L for specific standards.
- 3) In this example, the site is within 500 feet of a frequent-service transit line, and therefore off-street parking is not required.

NOT TO SCALE

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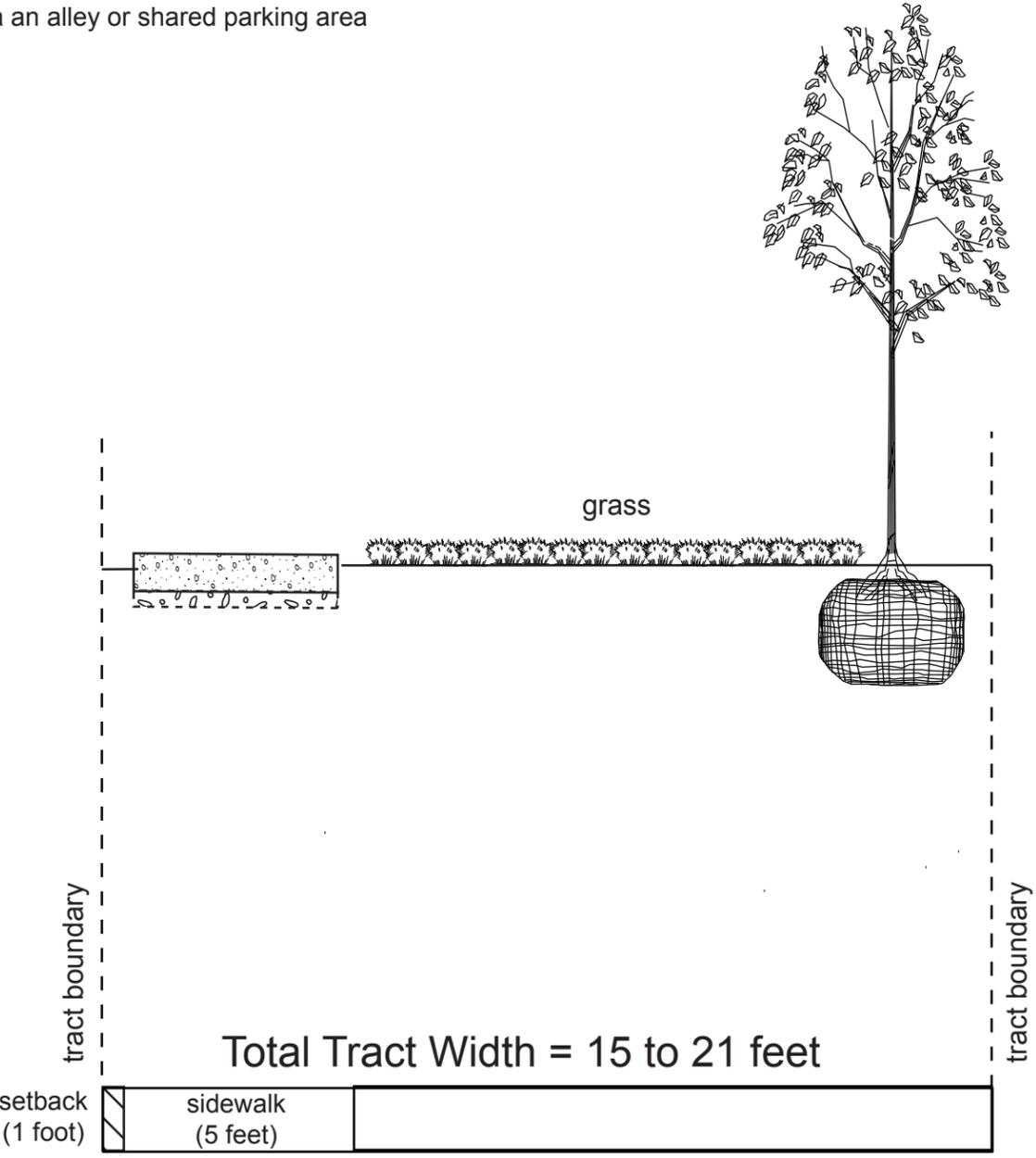


10

Common Green

when to use this template as a guide...

- ▶ development will be oriented around a common green; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ any off-street parking requirements will be met via an alley or shared parking area



NOT TO SCALE

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11

Pedestrian Connection

when to use this template as a guide...

- ▶ development will be oriented along a private pedestrian connection/walkway; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ any off-street parking requirements will be met via an alley or shared parking area

dotted line represents 150-foot distance from the public street, measured along the route a fire hose would be extended

street trees required per Section III.I

sidewalk

abutting private street with easement agreement

paved pedestrian path to each lot per Section III.H and L

tract boundary

walkway

15'-0"

public street

Notes:

- 1) Stormwater facilities may be located within common greens or pedestrian connections. See Section III.L for specific standards.
- 2) In this example, the site is within 500 feet of a frequent-service transit line, and therefore off-street parking is not required.

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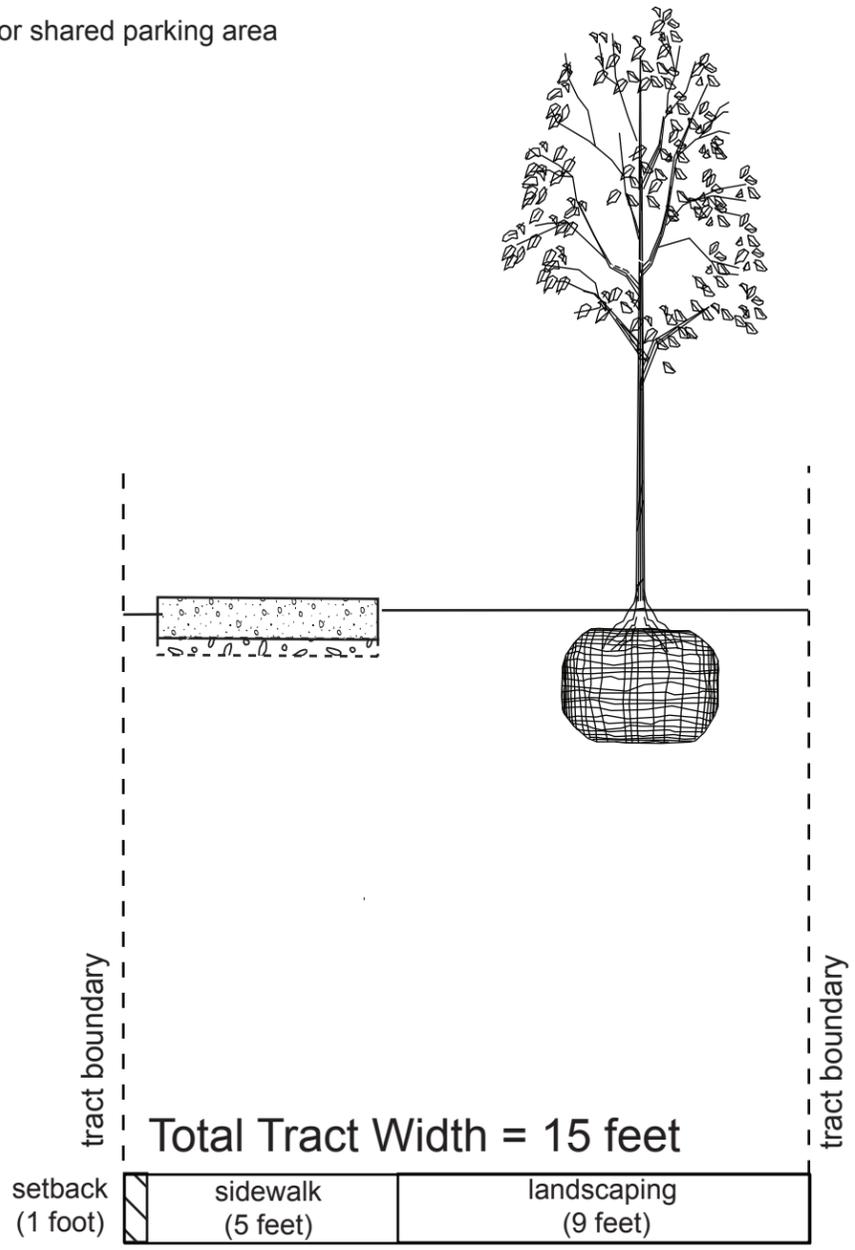


11

Pedestrian Connection

when to use this template as a guide...

- ▶ development will be oriented along a private pedestrian walkway; and
- ▶ all dwellings are no more than 30 feet high (measured at the gutter line); and
- ▶ all dwellings are within 150 feet of the public street; and
- ▶ any off-street parking requirements will be met via an alley or shared parking area



NOT TO SCALE
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