

TRAFFIC ENGINEERING
DEVELOPMENT REVIEW COMMENT SHEET

CONDITIONS OF APPROVAL

Developer _____ Date Received _____

Project Name: _____

Contact Person

A. City Planner _____

B. Traffic Division _____

Bonds/Cash Deposit

Developer shall be required to post a bond or cash deposit with the City of Garden Grove in the amount of \$ _____ to cover the cost of _____.

Driveways/Gates

Driveway approach (es) shall be flared depressed type per City of Garden Grove, Public Works Standard Plan B-120.

Driveway throat shall be a minimum of 30 feet for commercial, industrial and multi-residential, and 20 feet for standard residential.

Driveways shall not be located closer than 35 feet to the ECR or BCR.

Proposed gate facilities shall be located a minimum of 35 feet, 55 feet, or 85 feet from the property line on _____, and 35 feet, 55 feet or 85 feet from the property line on _____.

Plan as submitted does not include gate location(s).

Additional comments: _____

Off-Street Parking Requirements for Residential Uses

(A) Size of Parking Spaces:

- (1) Each required covered off-street parking space shall be in a garage or carport a minimum of ten (10) feet in width and twenty (20) feet in length of an area unobstructed by objects such as trash cans and the door-swing of a man-door. In garages or carports containing two (2) or more side-by-side parking spaces, the required minimum width may include the exterior walls or supports of the structure, provided minimum unobstructed dimensions of nine (9) feet in width and nineteen (19) feet in length per parking space are met.
- (2) Uncovered off-street parking spaces shall be a minimum of nine (9) feet in width and nineteen (19) feet in length per parking space. In measuring the length of paving required for uncovered parking spaces, allowance may be made for up to two (2) feet of vehicular projection beyond the bumper or tire stop if such projection does not interfere with screening or pedestrian use. The vehicle bumper may overhang a sidewalk up to two (2) feet only if the remaining sidewalk has an unobstructed width of at least four (4) feet at all times, except under (e)(3) following.
- (3) When a side of any space abuts a building, fence, support column or other obstruction which interferes in any way with access to a motor vehicle, the space shall be a minimum of one (1) feet wider.

(B) Driveways:

- (1) Single-family residence driveways shall be paved to a minimum of fifteen (15) feet in width from access street or alley to the garage maneuvering area.
- (2) Driveways providing access to garages, carports and uncovered parking areas shall be paved to a minimum of fourteen (14) feet wide for one-way traffic and twenty-five (25) feet wide for two-way traffic, except when a wider width is required for maneuvering area in front of the garages, carports or uncovered parking spaces. Additional width may be required as necessary to provide transition to a driveway approach.
- (3) Driveways shall only provide access to an approved garage, carport, uncovered parking space, or parking area.

(C) Maneuvering Areas:

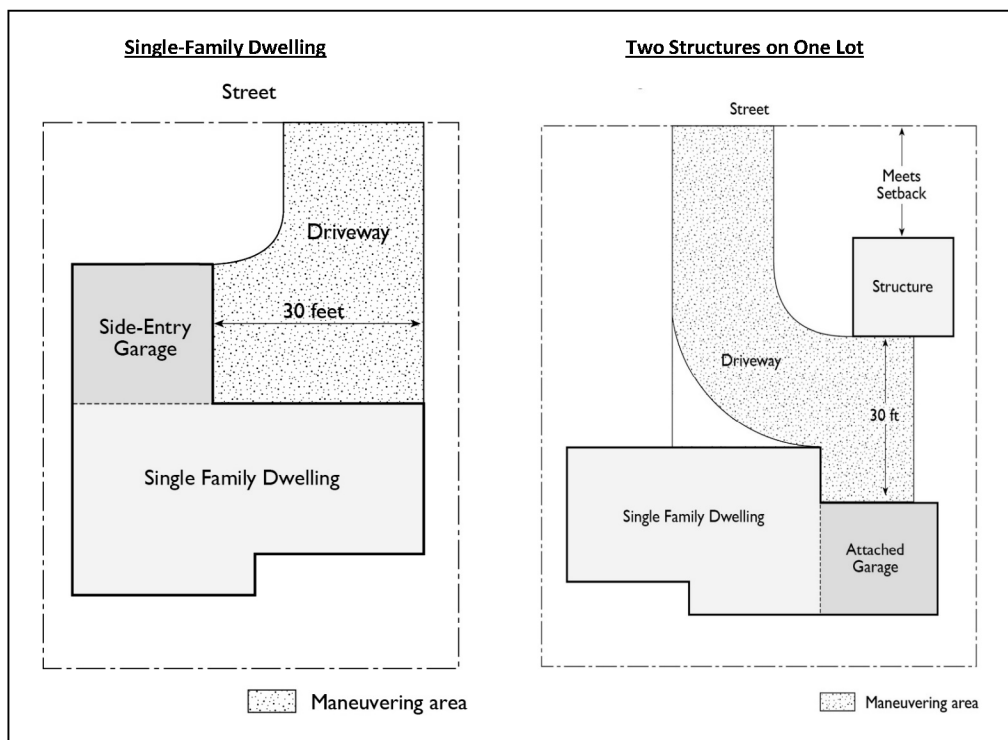
Of the following requirements, numbers one (1) through four (4) do not apply to building sites with one single-family dwelling that has an attached or detached front-entry garage and a driveway twenty (20) feet or less which is centered to the garage door opening, or to building sites with more than one single-family dwelling. Maneuvering areas for access into and out of side-entry garages carports and uncovered parking spaces shall have minimum widths as follows:

- (1) Side-entry and Detached Garages: Thirty (30) feet of unobstructed area (measured from garage door to opposite end of driveway), unless modified by (4) below.

POLICY TE 17 (Continued)

- (2) Carports: Twenty-eight (28) feet of unobstructed area (measured from outward end of parking stall), unless modified by (4) below.
- (3) Uncovered parking: Twenty-five (25) feet of unobstructed area (measured from outward end of parking stall), except for one-way driveways per City of Garden Grove Standard Plan B-311.
- (4) Reductions: The required width may be reduced by a maximum of four (4) feet if one or more of the following applies:
 - a. Where there is no physical barrier over six (6) inches in height on the same lot opposite a side-entry garage or carport entry that would prevent a motor vehicle from projecting beyond the driveway maneuvering area, the required width may be reduced a maximum of two (2) feet.
 - b. Where a one-car garage has an interior width in excess of ten (10) feet and a door wider than eight (8) feet, the maneuvering area in front of such garage may be reduced by the same amount that the width of the garage door exceeds eight (8) feet, to a maximum reduction of two (2) feet.
 - c. If the garage is a two-car or more structure and the garage door is at least sixteen (16) feet wide, the maneuvering area may be reduced a maximum of two (2) feet.
- (5) Any requested deviation from the above dimensions requires the approval of the City Engineer.

(C) MANEUVERING AREA (FOR ILLUSTRATION ONLY)



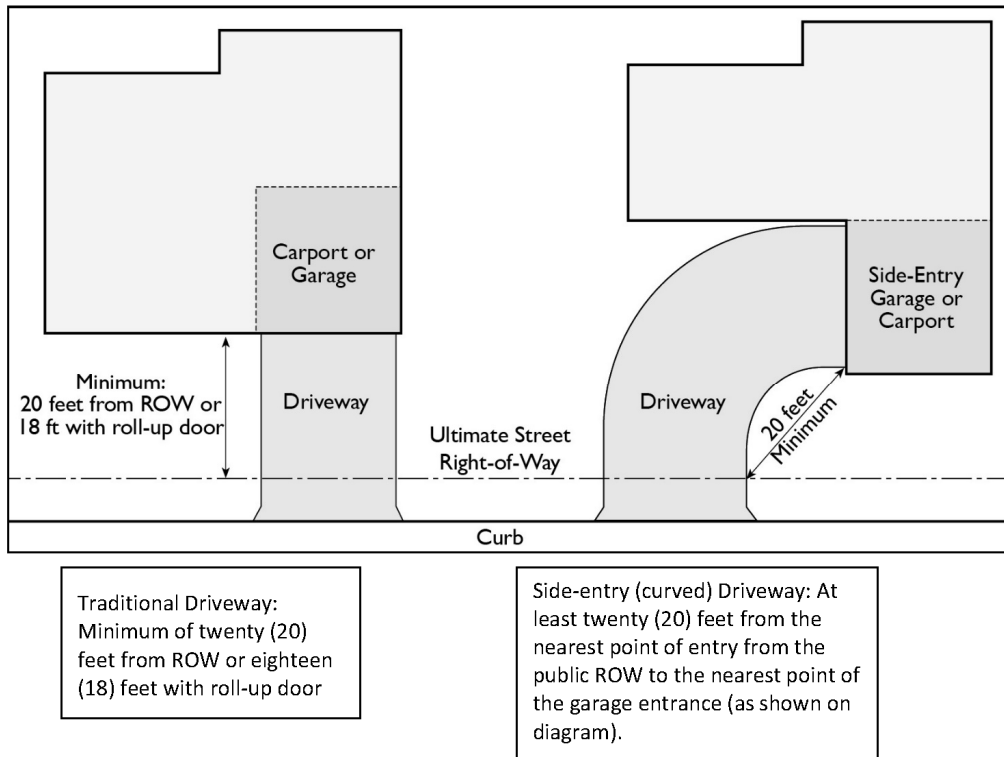
POLICY TE 17 (Continued)

(D) Garages and Carports:

The placement or construction of garages and carports on any building site used for residential purpose, including residential areas within planned communities and specific plans, shall comply with the setback requirements for a main building except as otherwise specified as follows:

- (1) Garage entry location. When the building line is closer than twenty (20) feet from the ultimate right-of-way of a street or from a common driveway providing primary access and circulation to other dwelling units, attached and detached garages shall be located so that the garage entry is a minimum of twenty (20) feet, at the closest point from the right-of-way. However, if the garage has a roll-up door, that distance may be reduced to eighteen (18) feet. See illustration for garage entry location.

(D)(1) GARAGE ENTRY LOCATION (FOR ILLUSTRATION ONLY)



- (2) Garage access from alleys. When a garage or carport abuts an alley and the access to the garage or carport is perpendicular to the alley, the building shall not be constructed closer than twenty (20) feet to the centerline of the alley and shall maintain a minimum setback of five (5) feet from the property line.

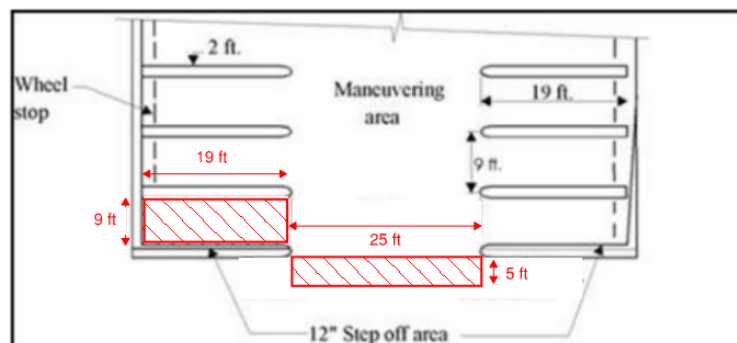
POLICY TE 17 (Continued)

- (3) Detached garages and carports. Except as otherwise specified in subsections 1 and 2 preceding, detached garages and carports may be placed or constructed any place within the required rear or interior side setback area except within those areas where fences and walls are limited to a maximum height of three and one-half (3.5) feet.

(E) Parking Area Design:

Common off-street parking areas, including multiple garages and carports shall comply with the following:

- (1) The off-street parking area shall be designed so that a vehicle within the parking area shall not have to enter a street to move from one location to any other location within that parking area.
- (2) Parking and maneuvering areas, including garages and carports, shall be designed so that any vehicle can leave the parking area and enter into the nearest street traveling in a forward direction.
- (3) Bumpers, curbs, or tire stops shall be provided at the end of each uncovered parking space along any property line, abutting a public walkway, street or alley, except where screening is positioned, to ensure that the motor vehicle will not extend into the public right-of-way or public walkway. To ensure four (4) feet of unobstructed sidewalk at all times, the public walkway may be six (6) feet wide with a curb and no tire stop, or four (4) feet wide with a tire stop at least two (2) feet away to ensure the motor vehicle will not overhang onto the walkway.
- (4) No perpendicular parking, covered or uncovered, shall be permitted on an entrance road of a multifamily project within a minimum of sixty (60) feet from the intersection of an arterial or collector street. The measurement shall be taken from the near curb face of the arterial or collector street.
- (5) Parking and maneuvering areas shall be arranged so that any vehicle can leave the parking area and enter into an adjoining vehicular right-of-way traveling in a forward direction.
- (6) A minimum five (5) foot by twenty five (25) foot wide maneuvering area shall be provided at the end of a dead end parking aisle serving more than five (5) consecutive stalls and shall consists of a nine (9) foot by nineteen (19) foot wide turnaround space.



Turnaround Space and Maneuvering Area

POLICY TE 17 (Continued)

(F) Location of driveway on a corner lot:

When a building site abuts two (2) intersecting streets, the driveway approach shall be located within the half of either street frontage that is farthest from the intersection of the two (2) streets. If one of the intersecting streets is an arterial highway, the driveway approach shall be off the other street.

(G) Small Lot Subdivision:

Per City's Municipal Code 9.12.040.060, minimum street width shall be thirty-six (36) feet. A street width less than thirty-six (36) feet shall be subject to City review and approval.

Landscaping

All landscaping along the frontage adjacent to driveway(s) shall be of the low-height (30 inch maximum height) variety to provide adequate sight clearance.

Additional comments: _____

On-Site Circulation

All internal travel ways servicing back-to-back (90°) parking shall be a minimum of 25 feet in width.

Additional comments: _____

Right-of-Way/Easement

Developer shall be required to dedicate to the City of Garden Grove an additional _____ feet of right-of-way on _____.

Additional comments: _____

POLICY TE 17 (Continued)

Signing/Striping

- All handicap parking stalls shall be marked and signed in accordance with CVC section.
- All compact parking stalls shall be individually marked.
- All curbs not associated with a parking stall shall be painted red.
- Driveway shall be signed for right/left turns only as determined by the Traffic Engineer.
- All street frontage shall be signed "No Parking Any Time" or painted red to prohibit parking as determined by the Traffic Engineer.
- All fire lanes shall have the curbs painted red with white 4-inch letters stating "No Parking Fire Lane."
- Additional comments: _____

Street Lighting

- Are required.
- Are not required.

If required shall be installed on:

- Existing wood pole(s)
- New marblelite pole(s)
- Steel davit pole(s)
- With overhead wiring
- Underground wiring

Location/Spacing and lumen size: _____

POLICY TE 17 (Continued)

Traffic Signals/Public Improvements

Developer shall be required to furnish and install a new fully actuated traffic signal controller in a "Type II" cabinet.

Developer shall be required to relocate/modify the existing traffic signal equipment.

Developer shall submit a complete signal plan for a new or modified traffic signal in association with the signal requirements.

Additional comments: _____

Comments prepared by: _____ Date _____ ext _____

Traffic Engineer approval _____ Date _____ ext _____

Division/Department approval _____ Date _____