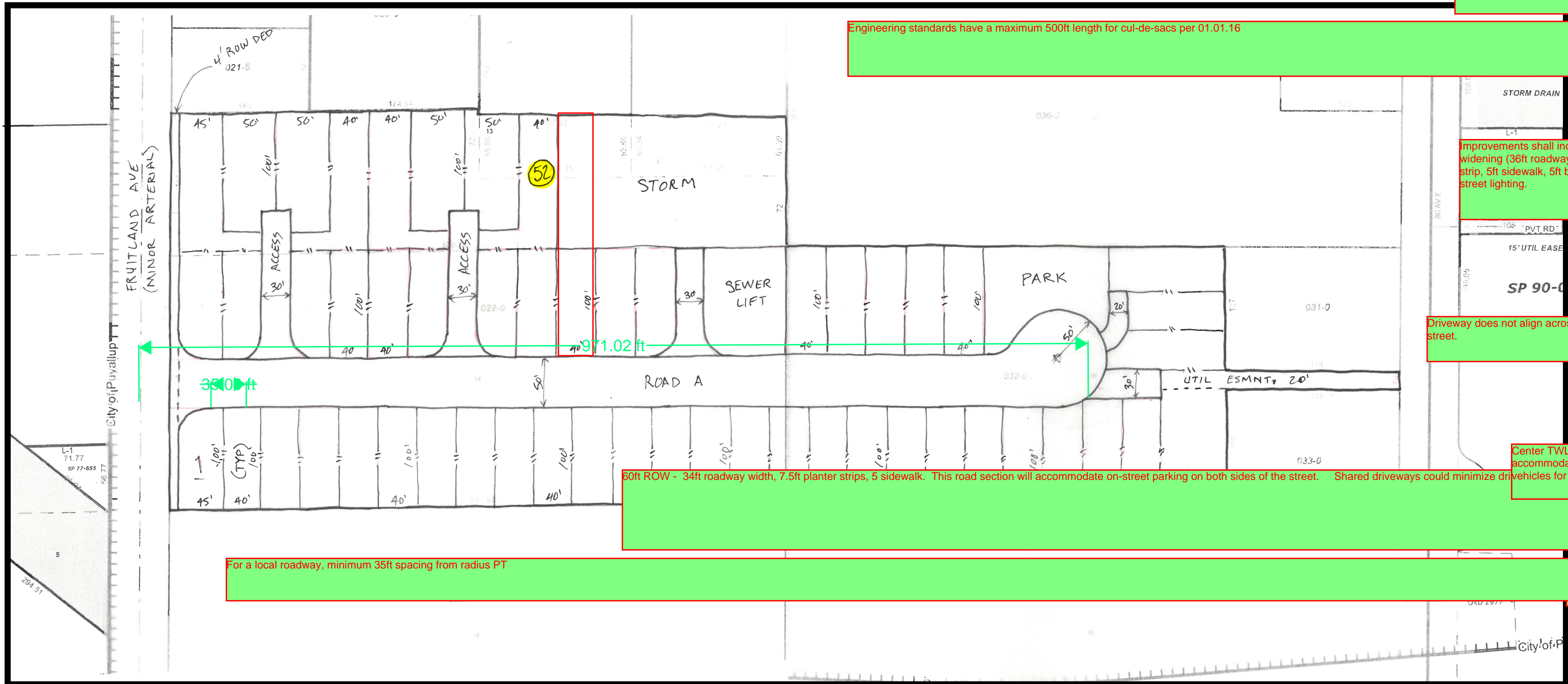


Operational analysis of 31st/Fruitland needs to account for unserved demand from excessive queuing. Analysis of peak hour vehicle throughput (traffic counts) will not represent actual vehicle delay.

City estimates ROW to be -9ft.

# REZONE AND PRELIMINARY PLAN



Engineering standards have a maximum 500ft length for cul-de-sacs per 01.01.16

Off-site paved transition from face curb

Improvements shall include road widening (36ft roadway) 10ft plan strip, 5ft sidewalk, 5ft bike lanes, street lighting.

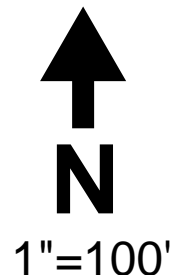
Driveway does not align across the street.

Center TWLTL requires accommodate inbound vehicles for Arterial road

60ft ROW - 34ft roadway width, 7.5ft planter strips, 5 sidewalk. This road section will accommodate on-street parking on both sides of the street. Shared driveways could minimize driveway vehicles for Arterial road

For a local roadway, minimum 35ft spacing from radius PT

ADDRESS: 3305 S FRUITLAND  
 PARCEL NUMBERS: 4005000220, 4005000320  
 GROSS ACREAGE: 8.48 AC  
 CURRENT ZONING: RS-10  
 PROPOSED ZONING: RS-04  
 PROPOSED LOTS: 52



1"=100'