

Subdivision Design Standards

**Blocks:**

Factors Governing Dimensions: Block length and width or acreage within bounding roads shall be such as to accommodate the size of lot required in the area by the zoning plan and to provide for convenient access circulation and safety of street traffic. Block lengths shall not exceed 1300 feet. Pedestrian walkways may be permitted in locations deemed necessary for public health, convenience and necessity.

**Lots:**

Residential: Residential lots shall have a width and length that conforms to the City of Ripon Zoning Regulations. On cul-de-sac and curvilinear streets the minimum width shall be measured along the arc length at the property line. Lots shall have a minimum area conforming to the standards set forth in the zoning plan.

Location: All residential lots shall abut by their full frontage on a publicly dedicated street. Double frontage lots of less than 200 feet in depth shall not be permitted except where access rights to one frontage has been dedicated to the City.


Lot Lines: In general side lot lines shall be at right angles to straight street lines or radial to curved street lines.

Uninhabitable Lots: Lots or land subject to flooding, or deemed by the city council to be uninhabitable, shall not be platted for residential occupancy, nor for such other uses as may increase danger to health, life, or property, or aggravate the flood hazard unless the flood hazard or other condition making the lots uninhabitable is corrected to the satisfaction of the City Engineer. Any land within the subdivision which is subject to flooding or other uninhabitable conditions shall be set aside for such uses as shall not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living conditions.

Lot drainage: Each lot shall be designed, graded and maintained to provide proper drainage without ponding or causing severe soil erosion. Drainage from each lot shall be confined wholly to that lot until it is discharged upon an abutting street. A waiver of these provisions shall occur only where other alternate drainage facilities and recorded easements are provided, the responsibility for maintenance of such facilities is clearly established, and such alternate plan is approved in writing by the City Engineer. Typical lot drainage details shall be shown on the grading plan as part of the improvement plans.

Easements: Easements shall be provided where necessary and of such width as required by the City Engineer. Where a subdivision is adjacent to, abuts, or is traversed by a water course, drainage way, channel, or a stream, there shall be provided a storm water easement or drainage right of way conforming substantially with the lines of such water course, and of such width or construction, or both, as will be adequate for the purpose of maintaining drainage. Reasonable public access shall be provided by easement from public street to a portion of the bank of river or stream bordering or lying within the proposed subdivision.

National pollution discharge elimination system permit: Developer shall obtain necessary NPDES permits, from the State Regulated Water Quality Control Board, and comply with its requirements.

NO.	REVISED	BY	<b>Subdivision Design Standards</b>	APPROVED
				 CITY ENGINEER RCE-28191
				DATE: 2-2-99
DRAWN BY: MATT			<b>CITY OF RIPON</b>	STANDARD NO. <b>G-4</b>
CHECKED BY: DJR				
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