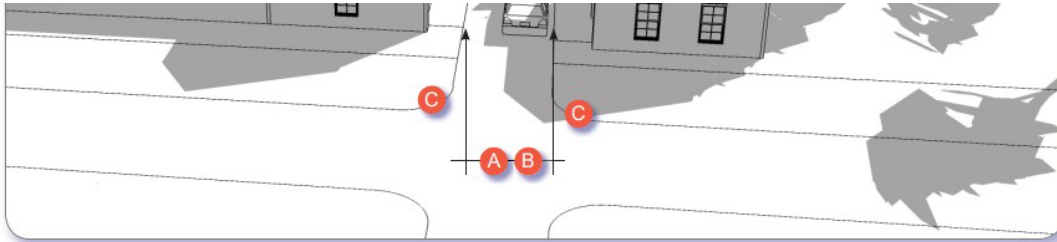


Alley:

Definition

Alley: a vehicular way located to the rear of Lots providing access to service areas, parking, and Outbuildings and containing utility easements. See Table 6.E.2 (Thoroughfare Assemblies and Standards).

- Table 6.E.2A



THOROUGHFARE TYPE	ALLEY
Right of Way	24 ft max A
Pavement	12-16 ft B
Movement	Yield Movement
ASSEMBLIES	
Traffic Lanes	n/a
Traffic Lane Width	n/a
Bikeway Type	Shared use
Parking Lanes	none
Parking Lane Width	n/a

PLANTER	
Planter Type	none
Planter Width	n/a
Landscape Type	none
Species	n/a
WALKWAY	
Walkway Type	Shared Use
Walkway Width	n/a
CURB	
Curb Radius	Taper C
Curb Type	Inverted Crown
LIGHTING	
	none required

- Due to special circumstances with lot configuration the layout of this development resembles, by inspection, a rear access with a reduced cross-sectional width. While this alley does not provide rear lot access it does provide parking access along with utility easements serving the two new residential units. There is no mention of rear or front access in the Thoroughfare Standards, section 6.E.2.a.i:
 - Thoroughfares shall be intended for use by vehicular and non-vehicular traffic and to provide access to Lots and Open Spaces.*
- The project provides access to three properties and has no opportunity to be lengthened in the future to provide access to more units. The Alley designation appears more suited to this type of access configuration than a Lane.
- No lighting is required for this type of access. This is more akin to a driveway than a public ROW which fits better for this development than a fully lit public ROW.

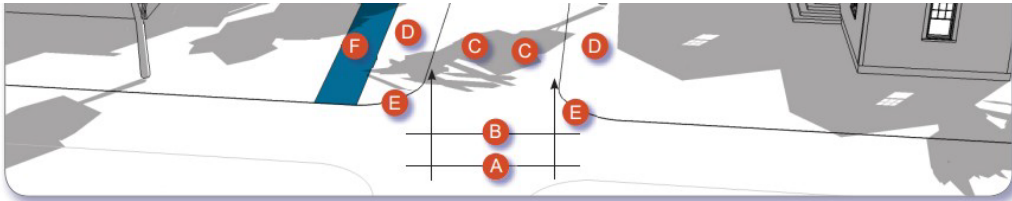
Waivers Necessary

- Right-of-Way Width: Maximum width allowed from Table 6.E.2A is 24 feet. The proposed Alley will require a ROW width of 53.25 feet.
- Dead End: The proposed Alley will require a waiver to allow a dead end to accommodate special site conditions.

Lane:

Definition: None provided within code.

- Table 6.E.2C



THOROUGHFARE TYPE	LANE
Right of Way	24 - 50 ft A
Pavement	14 - 20 ft B
Movement	Yield / Slow Movement
ASSEMBLIES	
Traffic Lanes	2 lanes
Traffic Lane Width	7 - 10 ft C
Parking Lanes	none
Parking Lane Width	n/a
Bikeway Type	Shared Use Lane

PLANTER	
Planter	Continuous D
Planter Width	6 - 16 ft
Landscape Type	Irregular, Trees Clustered
Species	See Table 6.E.4
WALKWAY	
Walkway Type	Sidewalk, 1 side
Walkway Width	6 ft min F
CURB	
Curb Radius	5 ft E
Curb Type	Open Swale
LIGHTING	See Table 6.E.5

- By Inspection a “Lane” appears to be a more suited for neighborhood type of access road with a planter area, lighting and offset sidewalk required.
- A 20-foot-wide pavement section would be required for a lane, 14 feet minimum traffic pavement with a 6-foot-wide pedestrian sidewalk. While this section would fit within the proposed access way it adds unnecessary impervious cover to the site increasing stormwater runoff and reducing the green space on the property.
- Lighting requirements could create glare and unnecessary light pollution.

Waivers Necessary

- Right-of-Way Width: Maximum width allowed from Table 6.E.2C is 50 feet. The proposed Lane will require a ROW width of 53.25 feet
- Dead End: The proposed Alley will require a waiver to allow a dead end to accommodate special site conditions.
- Planter: a required planter strip of 6 to 16 feet in width would need to be waived for a Lane to fit within the existing accessway to this development.
- Lighting: Likely need a waiver from lighting to prevent unnecessary glare to the existing neighboring property.