

1. REASON FOR CURB AND GUTTER:

CURB AND GUTTER IS REQUIRED TO PROTECT THE EDGE OF THE PAVEMENT, TO CHANNEL STORM DRAINAGE TO COLLECTION POINTS, TO DEFINE THE RIGHT-OF-WAY FOR VEHICULAR TRAFFIC, TO MAKE BETTER USE OF THE CITY'S STREET SWEEPING PROGRAM, AND TO PROTECT PEDESTRIAN SIDEWALK TRAFFIC. IT IS OUR OPINION THAT CURB AND GUTTER REDUCES THE CITY'S STREET MAINTENANCE COSTS. A SECONDARY BENEFIT IS THAT IT ALSO ESTABLISHES REFERENCE POINTS FOR PROPERTY LINES AND SHOWS WHERE UNDERGROUND UTILITIES ARE SITUATED.

2. REASON FOR SIDEWALKS

THE PRINCIPAL REASON FOR A SIDEWALK IS PEDESTRIAN SAFETY. THE SIDEWALK GIVES THE PEDESTRIAN A PLACE TO WALK OUTSIDE OF THE VEHICULAR TRAVEL LANES. THE CITY'S EXPERIENCE HAS BEEN THAT GRADED OR GRAVELED AREAS HAVE NOT BEEN A SATISFACTORY REPLACEMENT FOR SIDEWALKS AS PROPERTY OWNERS' PLANTS, VEGETATION, LANDSCAPING, OR FENCES FORCE PEOPLE INTO THE STREET.

3. REQUIREMENT BY PERMIT

GENERALLY, CURB, GUTTER AND SIDEWALK ARE REQUIRED FOR ALL NEW DEVELOPMENT IN THE CITY. THESE REQUIREMENTS OCCUR IN SEVERAL AREAS UNDER CITY PROCEDURES:

A. BUILDING PERMITS

PURSUANT TO TITLE 10 OF THE CORCORAN CITY CODE, ANY PERSON OBTAINING A BUILDING PERMIT IS REQUIRED TO CONSTRUCT CURB, GUTTER AND SIDEWALK ALONG ALL PUBLIC STREET FRONTAGE ADJACENT TO THE LOT. IN ADDITION, THE DEVELOPER IS REQUIRED TO PAVE BETWEEN THE EDGE OF THE EXISTING ROAD AND THE GUTTER.

IN SITUATIONS WHERE IT IS NOT POSSIBLE TO SET GRADES FOR THE IMPROVEMENTS, THE PROPERTY OWNER MUST SIGN A "DEFERRED IMPROVEMENT AGREEMENT" THAT ESSENTIALLY PROVIDES THAT CURB, GUTTER AND SIDEWALK WILL BE INSTALLED UPON DEMAND OF THE CITY. THIS AGREEMENT ALSO AMOUNTS TO AN AUTOMATIC "YES" VOTE IN ANY FUTURE ASSESSMENT DISTRICT FOR STREET IMPROVEMENTS.

B. SUBDIVISIONS

IT IS THE GENERAL POLICY OF THE CITY THAT CURB, GUTTER AND SIDEWALK ARE REQUIRED AS A CONDITION OF APPROVAL OF ANY SUBDIVISION. SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF THE STREET UNLESS IT CAN BE SHOWN THROUGH DESIGN OR LOT SIZE (IN EXCESS OF ONE-HALF (1/2) ACRE) THAT ELIMINATION WILL NOT JEOPARDIZE THE PUBLIC SAFETY.

FOR SUBDIVISION BY FINAL MAP, CURB, GUTTER AND SIDEWALK IS REQUIRED AS A CONDITION TO RECORDING THE FINAL MAP. FOR SUBDIVISIONS BY PARCEL MAP, THEY ARE REQUIRED AT THE TIME OF DEVELOPMENT. IT SHOULD BE NOTED THAT THE CITY DOES NOT PERMIT A RESIDENTIAL LOT TO BE CREATED WITHOUT FRONTAGE ON A PUBLIC STREET.

C. USE PERMITS, SITE PLAN REVIEWS, AND VARIANCES

CURB, GUTTER AND SIDEWALK ARE ALSO REQUIRED AS A CONDITION OF APPROVAL OF USE PERMITS, SITE PLAN REVIEWS, AND VARIANCES. IN ADDITION, THE DEVELOPER IS ALSO REQUIRED TO PAVE BETWEEN THE EDGE OF EXISTING PAVEMENT AND THE GUTTER. GENERALLY THE CONDITIONS ON THESE APPLICATIONS ARE MORE OF AN INFORMATION ITEM SINCE MOST WOULD FALL UNDER THE BUILDING PERMIT REQUIREMENTS.

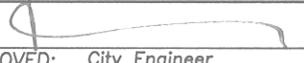
D. PLANNED DEVELOPMENT AND MOBILE HOME PARKS

PLANNED DEVELOPMENT AND MOBILE HOME PARKS ARE TREATED SOMEWHAT DIFFERENTLY IN THAT CURB, GUTTER AND SIDEWALK ARE ONLY REQUIRED ON THE PUBLIC STREET FRONTAGES. INTERNAL ROADS WITHIN THE PROJECTS ARE PRIVATE, THUS NO SIDEWALK REQUIREMENT IS MADE. USUALLY PLANNED DEVELOPMENTS HAVE THEIR OWN INTERNAL WALKWAY SYSTEM.

CITY OF CORCORAN • Department of Public Works

Standard Drawing for:

CONCRETE CRITERIA

APPROVED:  City Engineer

05/19/08  
Date

Revised:

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