

(q) Where topography or other conditions are such as to make impractical the inclusion of utilities or drainage facilities within street rights-of-way, perpetual unobstructed easements at least ~~twenty (20)~~ FIFTEEN (15) feet wide for such utilities shall be provided across property outside the street.

(r) In subdivisions that adjoin or include existing streets that do not conform to widths as shown on the General Development Plan or the street width requirements established in the Design Manual, the subdivider shall dedicate additional width along either one or both sides of the such streets of inadequate width so as to bring them up to standards, provided the area to be used for widening is owned by the subdivider or under his control.

### Section 13-107.3 GRADES

(a) Grades of streets shall conform as closely as possible to the original topography and shall be designed to produce useable lots.

(b) Grades of streets shall be arranged to obtain as many building sites as possible at or above the elevation of the abutting street.

(c) Grades of streets shall ~~conform~~ ADHERE to the design standards in the Design Manual and shall not in general exceed those standards ~~The~~ EXCEPT THAT THE Planning and Zoning Officer shall have the right to permit steeper grades where such are warranted by unusual topographic conditions.

### Section 13-107.4 ALIGNMENT

Horizontal alignment for streets shall conform to the Design Manual.

### Section 13-107.5 INTERSECTIONS

(a) Streets shall be laid out to intersect as close to right angles as possible. Any change in street alignment to meet this requirement shall occur at least one hundred (100) feet from the intersection EXCEPT IN THE CASE OF PARALLEL SERVICE ROADS.

(b) Multiple intersections involving junctions of more than two (2) streets shall be avoided.

(c) Clear sight triangles of twenty-five (25) feet measured along street right-of-way lines from their points of junction shall be provided at all intersections, and no building, structure, grade or planting higher than two (2) feet above the center line of the street shall be permitted within such sight triangles. When grading the ~~public right-of-way~~ CLEAR SIGHT TRIANGLES, the developer shall cut such ground or trees in accordance with the above and all Department of Public Works standards to provide adequate sight distance.

(d) Intersections with arterials and major highways shall be located not less than seven hundred fifty (750) feet apart; measured from centerline to centerline; based on the design speed of the arterials and major highways.

(e) Roadways entering opposite sides of another roadway shall be laid out either directly opposite one another or with a minimum offset of one hundred fifty (150) feet between their centerlines.

(f) Minimum curb radii AND PAVING RADII at street intersections shall ~~conform~~ ADHERE to the Design Manual.