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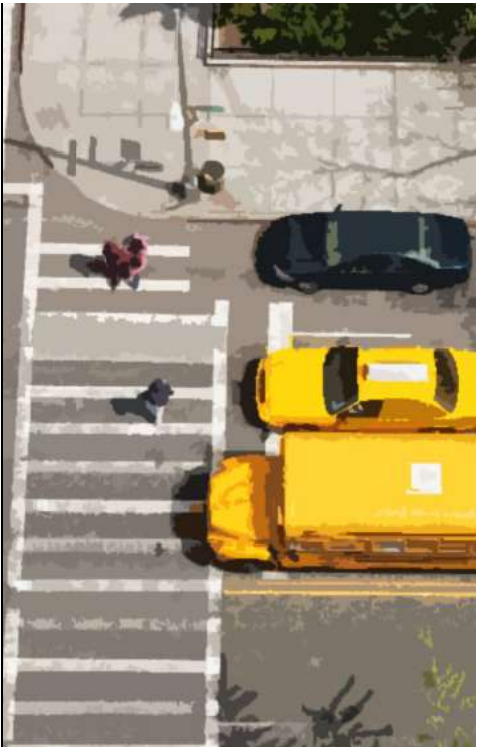
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STREET
STANDARDS

6

Section 6 describes regulations for street layout and circulation throughout the Badger Mountain South community.

The Street Standards Section includes a Regulating Plan for Streets that maps out the street and Edge Types for the Badger Mountain South community.

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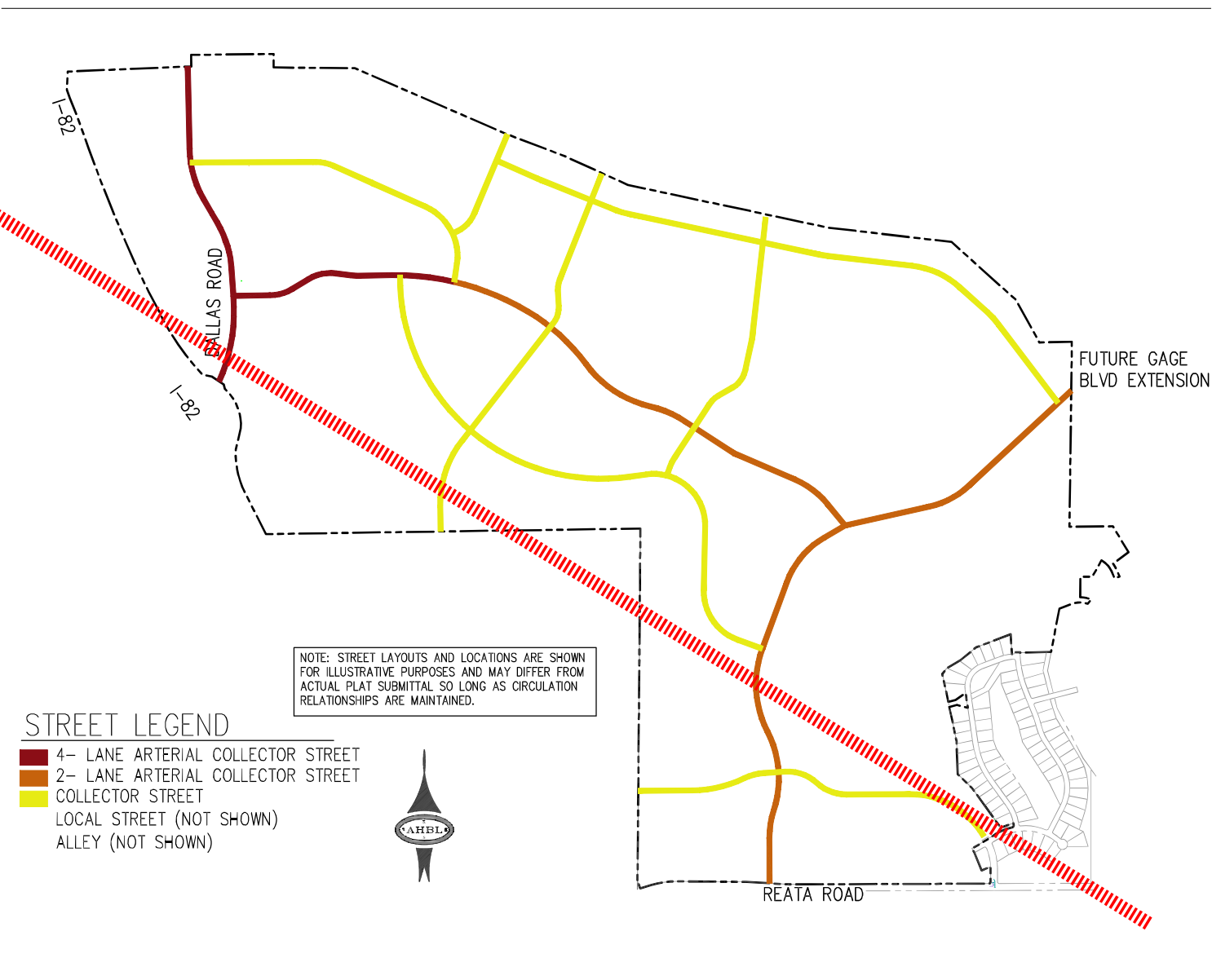
SEE FOLLOWING PAGE FOR
PROPOSED CHANGES.

6.A INTRODUCTION

Section 6 identifies the street layout for the arterial collectors, the proposed layout for the internal collector streets and the right-of-way standards for each street type in the Badger Mountain South community.

Section 6 also introduces the concept of "edge types" which are the pedestrian and landscape elements within the right-of-way. An edge type will be one of four styles that vary based on the adjoining land use. Any street may have different edge types if the land uses on either side of the street are different or if one side of the street is an element of the identified trail system. The standards for each street and edge type are identified in sections 6.C. through 6.F. Note that collector street section widths may increase when needed to manage higher traffic volumes. Internal site access ways are permitted subject to City review for adequate emergency and refuse collection access.

6.B REGULATING PLAN FOR STREETS



PROPOSED 2020 AMENDMENTS ARE SHOWN
INCLUDING REVISED GRAPHIC:

6.A INTRODUCTION

Section 6 identifies the street layout for the **street system**, the proposed layout for the internal collector streets and the right-of-way standards for each street type in the Badger Mountain South community.

Section 6 also **introduces the concept of "edge types"**, which are the pedestrian and landscape elements within the right-of-way. An edge type will be one of four styles that vary based on the adjoining land use. Any street may have different edge types if the land uses on either side of the street are different or if one side of the street is an element of the identified trail system. The standards for each street and edge type are identified in Sections 6.C, through 6.F. Note that collector street section widths may be increased when needed to manage higher traffic volumes. Internal site access ways are permitted subject to City review for adequate emergency and refuse collection access.

Because this LUDR has been amended before, and could be amended in the future, please note that roadways which have already been built (or approved for construction) can vary as they were subject to earlier regulations.

STREET LEGEND

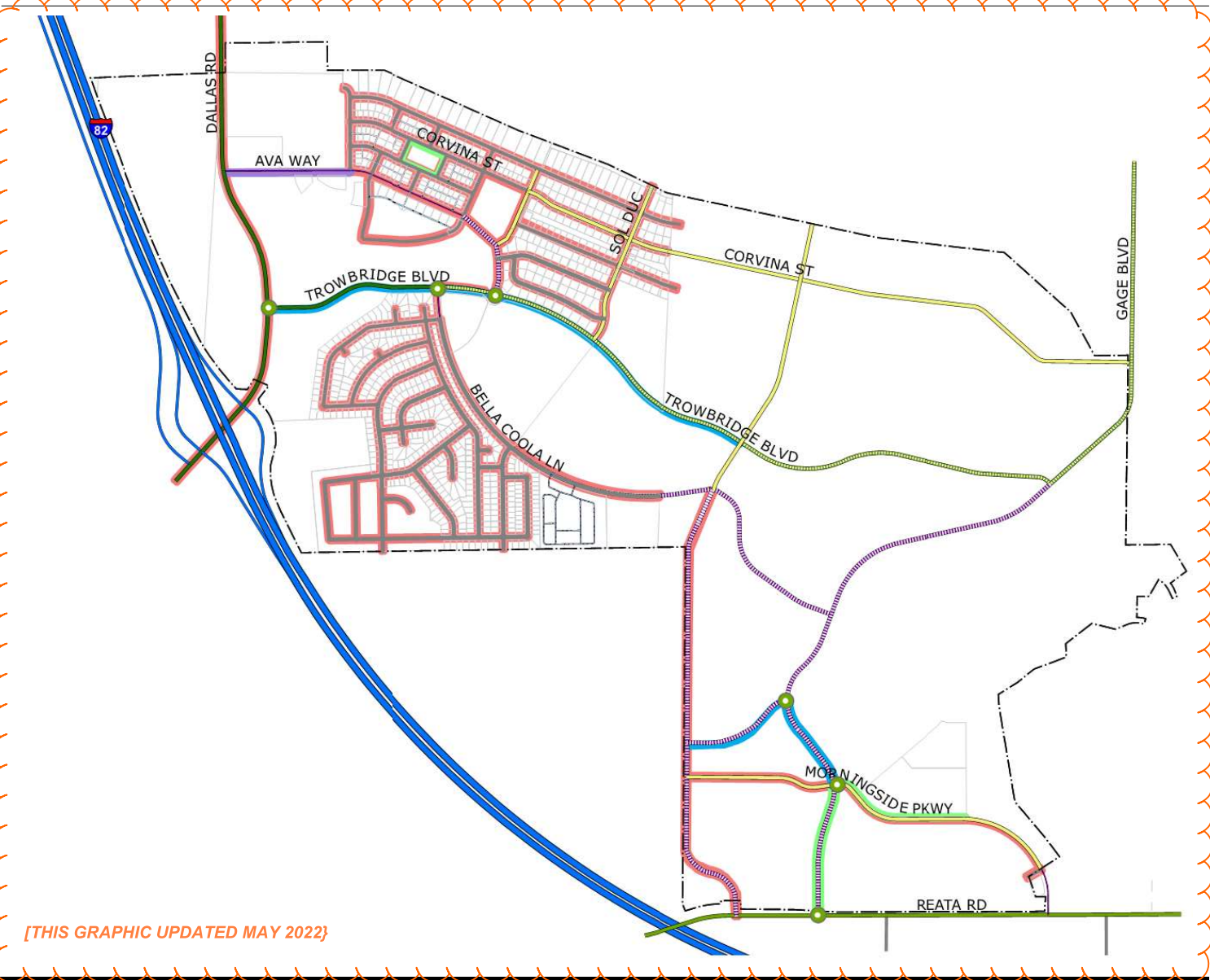
- 1-82
- 1-82 Ramp
- 5 Lane Minor Arterial
- 3 Lane Minor Arterial ^
- 2 Lane Major Collector ^
- Minor Collector ^
- Local Road * ^
- Alley or Private Acces Rd
- Roundabout

^Future roadways are shown with a white hash line, are subject to change *Not all shown

EDGE TYPE LEGEND

- Undetermined
- Edge Type A
- Edge Type B
- Edge Type C
- Edge Type D

6.B REGULATING PLAN FOR STREETS

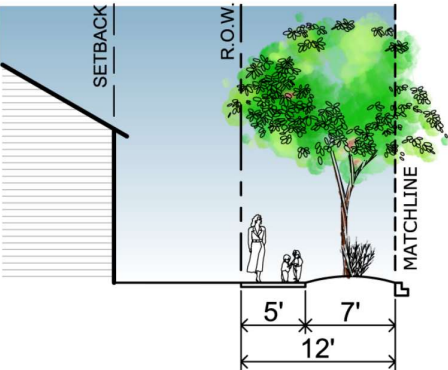


[THIS GRAPHIC UPDATED MAY 2022]

NEW PAGE (nothing is new content-wise from the previous version of the LUDR except for a few small details shown as markups, we are removing repetitive information from the following pages and placing here to streamline and better organize the information)

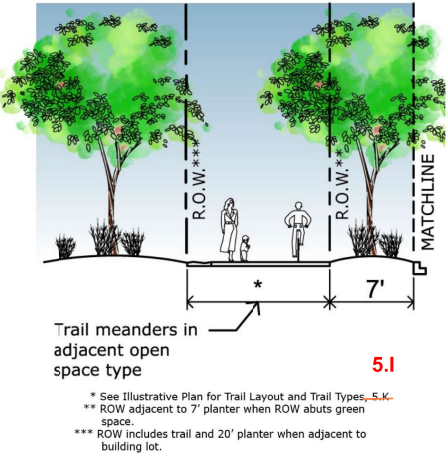
6B.1 EDGE TYPES

6B.1A EDGE TYPE A



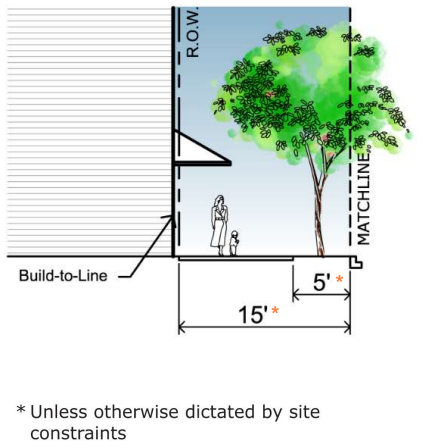
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

6B.1B EDGE TYPE B



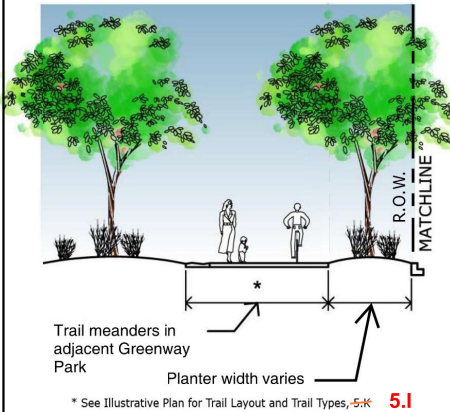
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

6B.1C EDGE TYPE C



KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type *	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type *	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

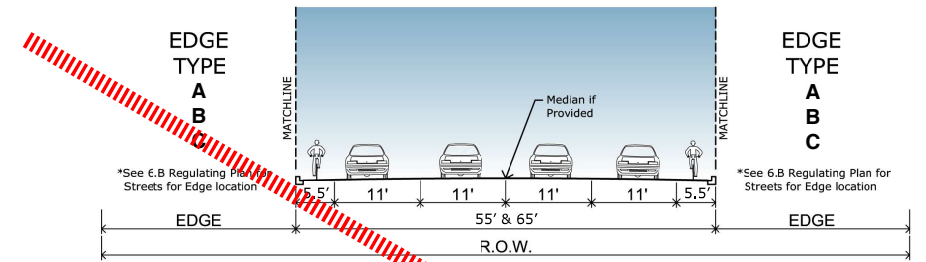
6B.1D EDGE TYPE D



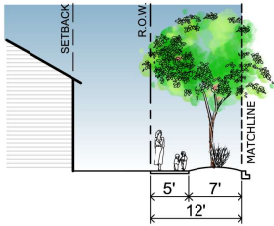
KEY	
	See 6.B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Principally evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space

SEE FOLLOWING PAGE FOR
PROPOSED CHANGES.

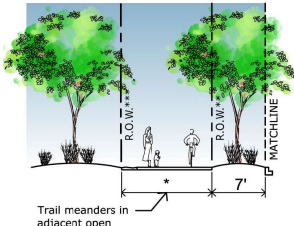
6.C 4-LANE ARTERIAL COLLECTOR STREET



KEY	LANES
See 6.B Regulating Plan For Streets	Traffic 11 ft.
	Bicycle 5.5 ft.
	Parking None
	Median (Where shown on 6.B) add 10 ft.
APPLICATION	INTERSECTIONS
Thoroughfare Type 4-Lane Arterial Collector	Curb Radius 20 ft minimum
Design Speed 35 mph	
Posted Speed 35 mph	
Pedestrian Crossing Time 14.3 Sec.	
OVERALL WIDTHS	
Pavement Width 55 ft.	
Total R.O.W. Edge + 54 ft. (+median, if provided) + Edge	
See totals by Edge Type below	

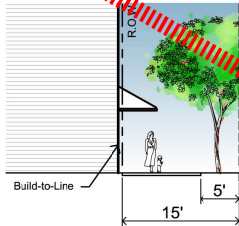


EDGE TYPE A



EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



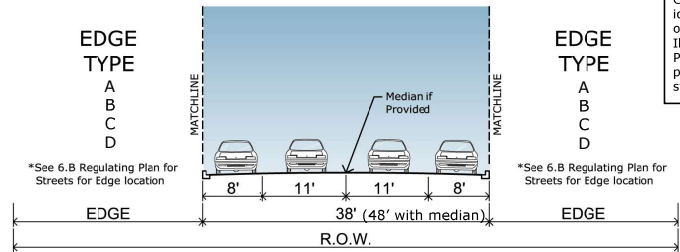
EDGE TYPE C

* Unless otherwise dictated by site constraints

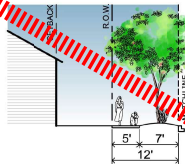
KEY	KEY
See 6.B Regulating Plan For Streets	See 6.B Regulating Plan For Streets
EDGES	EDGES
Curb Type Curb	Curb Type Curb
Planter Type 7 ft. Continuous	Planter Type 7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type Medium Trees @ 30 ft. O.C. Average	Landscape Type Tree and Spacing Varies
Walkway Type 5 ft. Sidewalks	Walkway Type Meandering Trail in adjacent open space type, or 8 ft. Trail when 20 ft. Greenbelt Condition applies
Frontage Type Residential Dwelling Units	Frontage Type Greenbelt or Open Space
1/2 R.O.W. 28 ft.	1/2 R.O.W. 26 / 51 ft.
R.O.W. - Edge 'A' Both Sides 56 ft.	R.O.W. - Edge 'B' Both Sides 52 / 102 ft.
R.O.W. - Edge 'A' + Edge 'B' 51 ft.	R.O.W. - Edge 'B' + Edge 'A' 57 / 82 ft.
	R.O.W. - Edge 'B' + Edge 'C' 60 / 85 ft.

KEY	KEY
See 6.B Regulating Plan For Streets	See 6.B Regulating Plan For Streets
EDGES	EDGES
Curb Type Curb	Curb Type Curb
Planter Type 5 ft. Tree Grate	Planter Type 5 ft. Tree Grate
Landscape Type Small/Medium Trees @ 25 ft. O.C. Average	Landscape Type Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type 15 ft. Sidewalks	Walkway Type 15 ft. Sidewalks
Frontage Type Commercial / Multi-family Residential	Frontage Type Commercial / Multi-family Residential
1/2 R.O.W. 42 ft.	1/2 R.O.W. 42 ft.
R.O.W. - Edge 'C' Both Sides 84 ft.	R.O.W. - Edge 'C' Both Sides 84 ft.
R.O.W. - Edge 'C' + Edge 'B' 76 ft.	R.O.W. - Edge 'C' + Edge 'B' 76 ft.

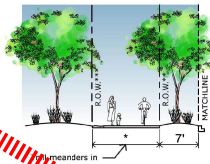
6.D 2-LANE ARTERIAL COLLECTOR STREET



KEY	LANES
See 6.B Regulating Plan For Streets	Traffic 11 ft.
	Parking 8 ft.
	Median (Where shown on 6.B) add 10 ft.
APPLICATION	INTERSECTIONS
Thoroughfare Type 2-Lane Arterial Collector	Curb Radius 20 ft. minimum
Design Speed 35 mph	
Posted Speed 25 mph	
Pedestrian Crossing Time 6.3 Sec.	
OVERALL WIDTHS	
Pavement Width 38 ft.	
Total R.O.W. Edge + 38 ft. (+median, if provided) + Edge	
See totals by Edge Type below	

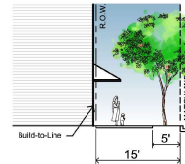


EDGE TYPE A



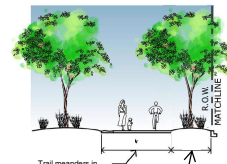
EDGE TYPE B

* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.



EDGE TYPE C

* Unless otherwise dictated by site constraints



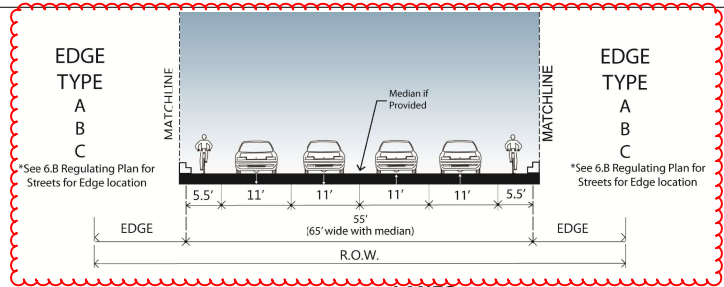
EDGE TYPE D

KEY	KEY	KEY	KEY
See 6.B Regulating Plan For Streets	See 6.B Regulating Plan For Streets	See 6.B Regulating Plan For Streets	See 6.B Regulating Plan For Streets
EDGES	EDGES	EDGES	EDGES
Curb Type Curb	Curb Type Curb	Curb Type Curb	Curb Type Curb
Planter Type 7 ft. Continuous	Planter Type 7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages	Planter Type 5 ft. Tree Grate	Planter Type Irregular spaced groupings of plant materials
Landscape Type Medium Trees @ 30 ft. O.C. Average	Landscape Type Tree and Spacing Varies	Landscape Type Small/Medium Trees @ 25 ft. O.C. Average	Landscape Type Principally evergreen trees and other plantings
Walkway Type 5 ft. Sidewalks	Walkway Type Meandering Trail in adjacent open space type, or 8 ft. Trail when 20 ft. Greenbelt Condition applies	Walkway Type 5 ft. Sidewalks	Walkway Type Meandering Trail in adjacent Greenway Park
Frontage Type Residential Dwelling Units	Frontage Type Multi-family Residential	Frontage Type Commercial / Multi-family Residential	Frontage Type Open Space
1/2 R.O.W. 31 ft.	1/2 R.O.W. 26 / 51 ft.	1/2 R.O.W. 34 ft.	1/2 R.O.W. 19 ft.
R.O.W. - Edge 'A' Both Sides 62 ft.	R.O.W. - Edge 'B' Both Sides 52 / 102 ft.	R.O.W. - Edge 'C' Both Sides 68 ft.	R.O.W. - Edge 'D' + Edge 'A' 50 ft.
R.O.W. - Edge 'A' + Edge 'B' 57 ft.	R.O.W. - Edge 'B' + Edge 'A' 57 / 82 ft.	R.O.W. - Edge 'C' + Edge 'A' 65 ft.	R.O.W. - Edge 'D' + Edge 'B' 70 ft.
R.O.W. - Edge 'A' + Edge 'C' 65 ft.	R.O.W. - Edge 'B' + Edge 'C' 60 / 85 ft.	R.O.W. - Edge 'C' + Edge 'B' 60 ft.	

Note: In BMS-VMU Districts, 2-Lane Arterial Collector Streets are identified as either Primary or Secondary. Refer to Illustrative Neighborhood Plans 7.G and 7.J for proposed locations of these street designations.

PROPOSED 2022 AMENDMENTS ARE SHOWN INCLUDING REVISED GRAPHIC:

6.C 4-LANE ARTERIAL COLLECTOR STREET



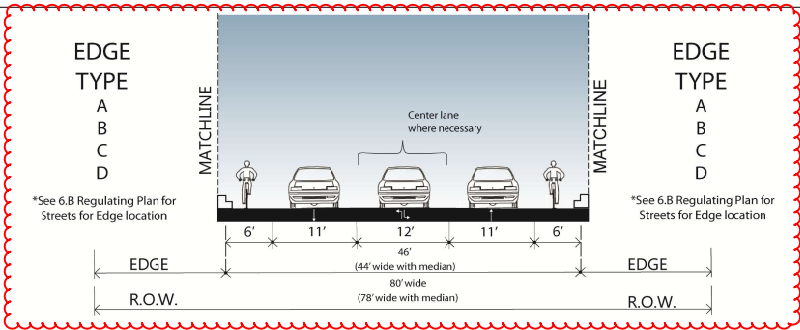
LANES	
Traffic	11 ft.
Bicycle	5.5 ft.
Parking	None
Median (Where shown on 6.B)	add 10 ft.
INTERSECTIONS	
Curb Radius	20 ft mimum

APPLICATION	
Thoroughfare Type	4-Lane Arterial Collector
Design Speed	35 mph
Posted Speed	35 mph
Pedestrian Crossing Time	14.3 Sec.
OVERALL WIDTHS	
Pavement Width	55 ft.
Total R.O.W.	Edge + 54 ft. (+median, if provided) + Edge
See totals by Edge Type below	

EDGE TYPE A WIDTHS		EDGE TYPE B WIDTHS		EDGE TYPE C WIDTHS	
1/2 R.O.W.	28 ft.	1/2 R.O.W.	26 / 51 ft.	1/2 R.O.W.	42 ft.
R.O.W. - Edge 'A' Both Sides	56 ft.	R.O.W. - Edge 'B' Both Sides	52 / 102 ft.	R.O.W. - Edge 'C' Both Sides	84 ft.
R.O.W. - Edge 'A' + Edge 'B'	51 ft.	R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.	R.O.W. - Edge 'C' + Edge 'B'	76 ft.
		R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.		

{WIDTH TABLES REMOVED AS THEY ARE SUPERFULOUS, MAY 2022}

3- LANE MINOR ARTERIAL
6.D 2-LANE ARTERIAL COLLECTOR STREET



LANES	
Traffic	11 ft.
Parking	8 ft. None
Median (Where shown on 6.B)	add 10 ft.
Two-way Left- Turn*	
Greenbelt Median (5.H)	(See 5.B for locations) add 60 ft.
INTERSECTIONS	
Curb Radius	20 ft. minimum

APPLICATION

Thoroughfare Type 3-Lane Minor Arterial

Design Speed 30 - 35 mph

Posted Speed 30 - 25 mph

Pedestrian Crossing Time 6.3 Sec.

OVERALL WIDTHS

Pavement Width 38 ft.

Total R.O.W. Edge + 38 ft. (+median, if provided) + Edge

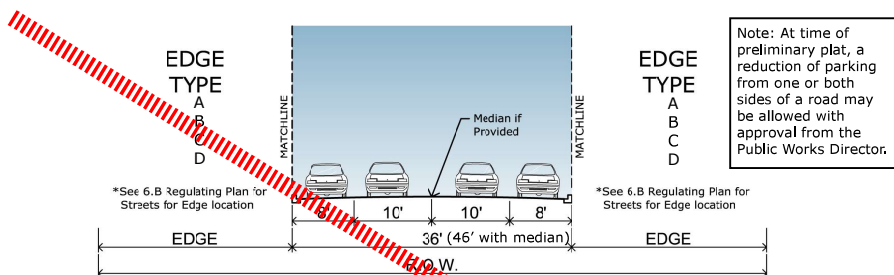
See totals by Edge Type below

[DETAILS ON SPEEDS UPDATED PER PW COMMENTS MAY 2022]

*per approval by City Public Works director (reduced section wold be 34' curb to curb with 60' ROW)

EDGE TYPE A WIDTHS		EDGE TYPE B WIDTHS		EDGE TYPE C WIDTHS		EDGE TYPE D WIDTHS	
1/2 R.O.W.	31 ft.	1/2 R.O.W.	26 / 51 ft.	1/2 R.O.W.	26 ft.	1/2 R.O.W.	19 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.	R.O.W. - Edge 'B' Both Sides	52 / 102 ft.	R.O.W. - Edge 'C' Both Sides	68 ft.	R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.	R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.	R.O.W. - Edge 'C' + Edge 'A'	65 ft.	R.O.W. - Edge 'D' + Edge 'B'	70 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.	R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.	R.O.W. - Edge 'C' + Edge 'B'	66 ft.		

{WIDTH TABLES REMOVED AS THEY ARE SUPERFULOUS, MAY 2022}

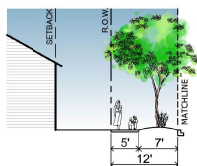


APPLICATION

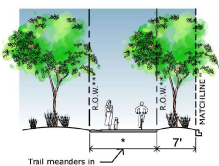
Thoroughfare Type	Neighborhood Collector
Design Speed	35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	5.7 Sec.

OVERALL WIDTHS

Pavement Width	36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge
	See totals by Edge Type below

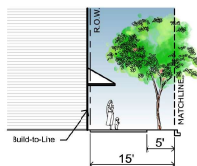


EDGE TYPE A



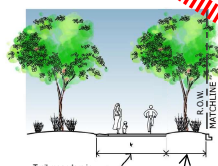
EDGE TYPE B

*** ROW includes trail and 23' planter when adjacent to building lot.



EDGE TYPE C

* Unless otherwise dictated by site constraints



EDGE TYPE D

EDGES Curb

Curb Type	7 ft. Continuous
Planter Type	Medium Trees @
Landscape Type	30 ft. O.C. Average
	5 ft. Sidewalks
Walkway Type	Residential
Frontage Type	Dwelling Units
1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

Curb Type	Curb
-----------	------

Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or 8 ft Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space

EDGES	
Curb Type	Curb

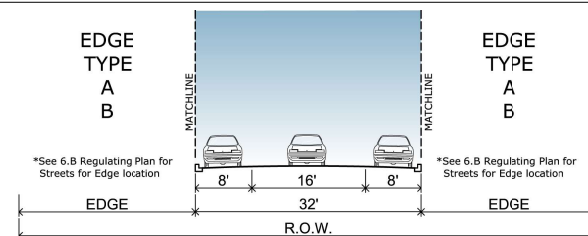
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average.
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential

EDGES	
Curb Type	Curb

Planter Type	Irregular spaced groupings of plant materials
Landscape Type	Principally evergreen trees and other plantings
Walkway Type	Meandering Trail in adjacent Greenway Park
Frontage Type	Open Space
1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

6.F 16 FT. LOCAL STREET

Note: At time of preliminary plan, a reduction to a 12 ft. pavement width per 6.F.1 ALTERNATE, may be allowed with approval by the City of Richland Public Works Director, subject to such conditions as are deemed necessary to provide a safe transition between pavement widths and to provide safe and adequate intersection turning movements.



KEY

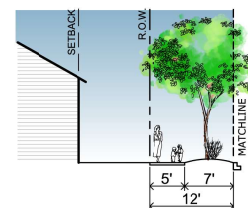
See 6.B Regulating Plan For Streets

APPLICATION

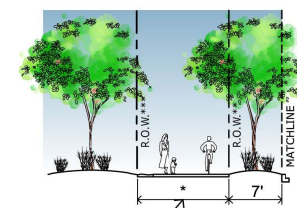
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	32 ft.
Total R.O.W.	Edge + 32 ft.+ Edge
	See totals by Edge Type below



EDGE TYPE A



EDGE TYPE B

*** ROW includes trail and 20' planter when adjacent to building lot.

KEY

See 6.B Regulating Plan
For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

KEY

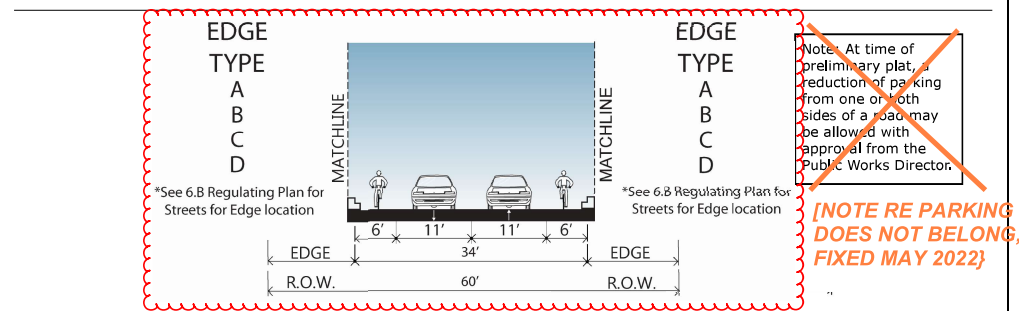
See 6.B Regulating Plan
For Streets

EDGES

Curb Type	Curb
Plant Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize plant beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering (or straight) adjacent open space type, or, straight when 20 ft Greenbelt condition applies
Frontage Type	Greenbelt or Open Space

PROPOSED 2020 AMENDMENTS ARE SHOWN:

6.E COLLECTOR STREET 6.E.1 2 LANE MAJOR COLLECTOR STREET



LANES	
Traffic	10 ft. 11 ft.
Parking	8 ft. None
Median (Where shown on 6.B)	add 10 ft.

INTERSECTIONS	
Curb Radius	20 ft. minimum

Striping is generally required

*Select land uses, such as school or commercial, may require widening to the 3-lane major collector

APPLICATION	
Thoroughfare Type	Two Lane Major Collector
Design Speed	30 -35 mph
Posted Speed	25-30 25 mph
Pedestrian Crossing Time	5.7 Sec.
OVERALL WIDTHS	
Pavement Width	34 -36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge
See totals by Edge Type below	

[DETAILS ON SPEEDS UPDATED PER PW COMMENTS MAY 2022]

EDGE TYPE A WIDTHS

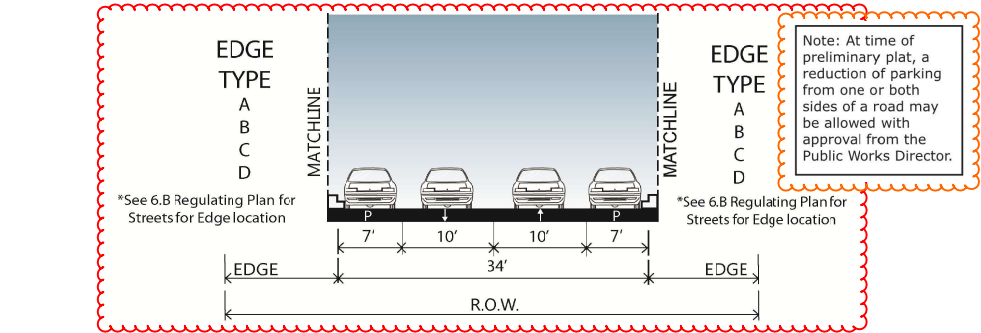
1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

EDGE TYPE D WIDTHS

1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

{WIDTH TABLES REMOVED AS THEY ARE SUPERFULOUS, MAY 2022}

6.E 2 MINOR COLLECTOR STREET



LANES	
Traffic	14 ft. 10 ft.
Parking	7 ft.

APPLICATION	
Thoroughfare Type	Minor Collector
Design Speed	30 -35 mph
Posted Speed	25 mph
Pedestrian Crossing Time	5.7 Sec.

OVERALL WIDTHS	
Pavement Width	34 ft. 36 ft.
Total R.O.W.	Edge + 36 ft.(+median, if provided)+ Edge
See totals by Edge Type below	

LANES	
Traffic	14 ft. 10 ft.
Parking	7 ft.

INTERSECTIONS	
Curb Radius	20 ft. minimum

Striping is generally required

[DETAILS ON SPEEDS UPDATED PER PW COMMENTS MAY 2022]

EDGE TYPE A WIDTHS

1/2 R.O.W.	31 ft.
R.O.W. - Edge 'A' Both Sides	62 ft.
R.O.W. - Edge 'A' + Edge 'B'	57 ft.
R.O.W. - Edge 'A' + Edge 'C'	65 ft.

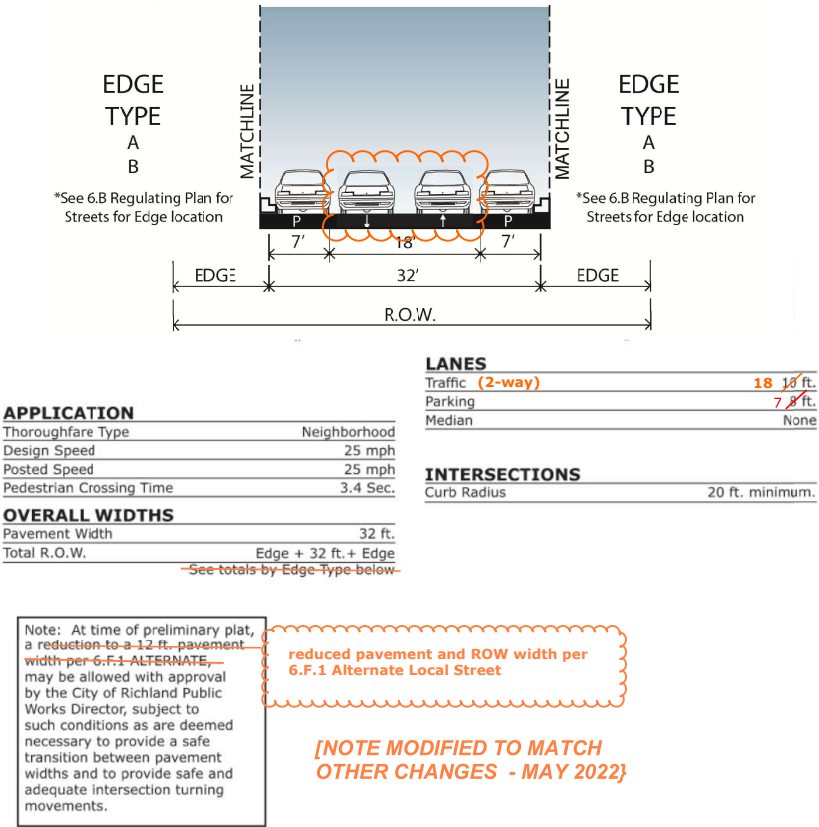
EDGE TYPE D WIDTHS

1/2 R.O.W.	19 ft.
R.O.W. - Edge 'D' + Edge 'A'	50 ft.
R.O.W. - Edge 'D' + Edge 'B'	70 ft.

{WIDTH TABLES REMOVED AS THEY ARE SUPERFULOUS, MAY 2022}

PROPOSED AMENDMENTS ARE SHOWN:

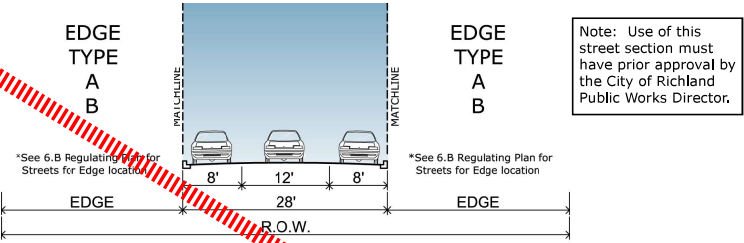
6.F 16 FT. LOCAL STREET



SEE FOLLOWING PAGE FOR
PROPOSED CHANGES.

6.F.1 ALTERNATE - 12FT. LOCAL STREET

6.G REAR ALLEY



KEY

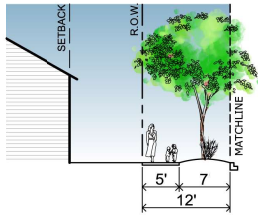
See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	28 ft.
Total R.O.W.	Edge + 28 ft. + Edge
	See totals by Edge Type below



EDGE TYPE A

KEY

See 6.B Regulating Plan For Streets

EDGES

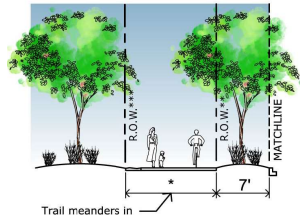
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average.
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

LANES

Traffic	10 ft.
Parking	8 ft.
Median	None

INTERSECTIONS

Curb Radius	20 ft. Typ.
-------------	-------------



EDGE TYPE B

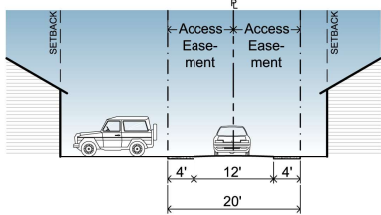
* See Illustrative Plan for Trail Layout and Trail Types, 5.K
** ROW adjacent to 7' planter when ROW abuts green space.
*** ROW includes trail and 20' planter when adjacent to building lot.

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	Curb
Planter Type	7 ft. continuous when adjacent to green space and 20 ft. continuous when adjacent to building lot; May also utilize planter beds or tree grates along Urban Trail or Plaza frontages
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space type, or, 8 ft. Trail when 20 ft Greenbelt Condition applies
Frontage Type	Greenbelt or Open Space



KEY

See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	Alley
Movement Type	Yield
Design Speed	10 mph
Posted Speed	10 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	12 ft.
Shoulder Width	4 ft.
Total Width	20 ft.

LANES

Traffic	12 ft.
Parking	None
Median	None
Ownership	Private

INTERSECTIONS

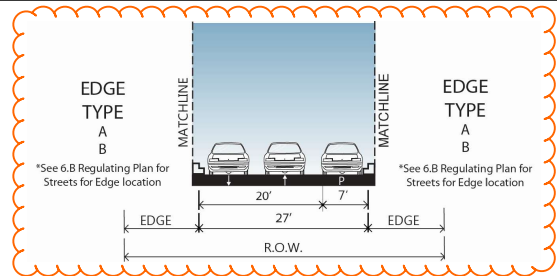
Curb Radius	20 ft. Typ.
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ACCESS EASEMENT

From Rear Yard Property Line	10 ft.
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PROPOSED AMENDMENTS ARE SHOWN:

6.F.1 ALTERNATE ~~12 FT.~~ LOCAL STREET



Note: Use of this street section must have prior approval by the City of Richland Public Works Director.

LANES

Traffic (2-way)	10 ft.	20 ft.
Parking	8 ft.	7 ft.
Median	None	

INTERSECTIONS

Curb Radius	20 ft. Typ.
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APPLICATION

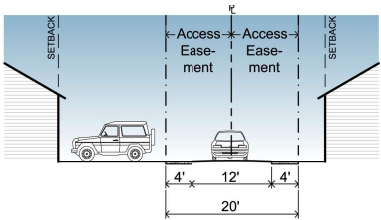
Thoroughfare Type	Neighborhood
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	27' 28 ft.
Total R.O.W.	Edge + 28 ft. + Edge

~~See totals by Edge Type below~~

6.G REAR ALLEY



LANES

Traffic	12 ft.
Parking	None
Median	None
Ownership	Private

INTERSECTIONS

Curb Radius	20 ft. Typ.
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ACCESS EASEMENT

From Rear Yard Property Line	10 ft.
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APPLICATION

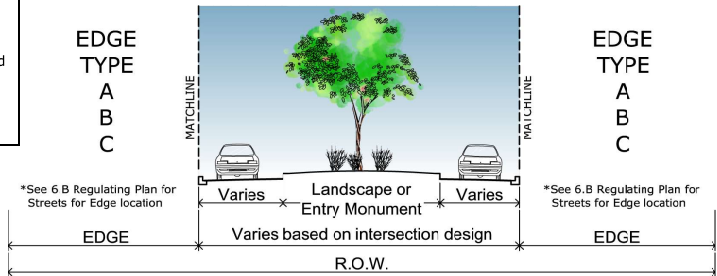
Thoroughfare Type	Alley
Movement Type	Yield
Design Speed	10 mph
Posted Speed	10 mph
Pedestrian Crossing Time	3.4 Sec.

OVERALL WIDTHS

Pavement Width	12 ft.
Shoulder Width	4 ft.
Total Width	20 ft.

6.H ROUNDABOUT

Note:
Roundabouts
are allowed at
intersections and
will be built per
City of Richland
Public Works
Standards.



LANES	
Traffic	Varies based on intersection design
INTERSECTIONS	
Curb Radius	Varies based on intersection design

APPLICATION	
Thoroughfare Type	Yielding roundabout
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	Varies based on location

EDGE TYPE A

KEY	
	See 6,B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Medium Trees @ 30 ft. O.C. Average
Walkway Type	5 ft. Sidewalks
Frontage Type	Residential Dwelling Units

EDGE TYPE B

*See Illustrative Plan For Trail Layout and Trail Types, 5.K	
KEY	
	See 6,B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	7 ft. Continuous
Landscape Type	Tree and Spacing Varies
Walkway Type	Meandering Trail in adjacent open space
Frontage Type	Greenbelt or Open Space

EDGE TYPE C

* Unless otherwise dictated by site constraints	
KEY	
	See 6,B Regulating Plan For Streets
EDGES	
Curb Type	Curb
Planter Type	5 ft. Tree Grate
Landscape Type	Small/Medium Trees @ 25 ft. O.C. Average
Walkway Type	15 ft. Sidewalks
Frontage Type	Commercial / Multi-family Residential