

**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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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 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.

6.B REGULATING PLAN FOR STREETS

STREET LEGEND

- 4-Lane Arterial Collector Street
- 2-Lane Arterial Collector Street
- Collector Street
- Local Street (Not Shown)
- Alley (Not Shown)

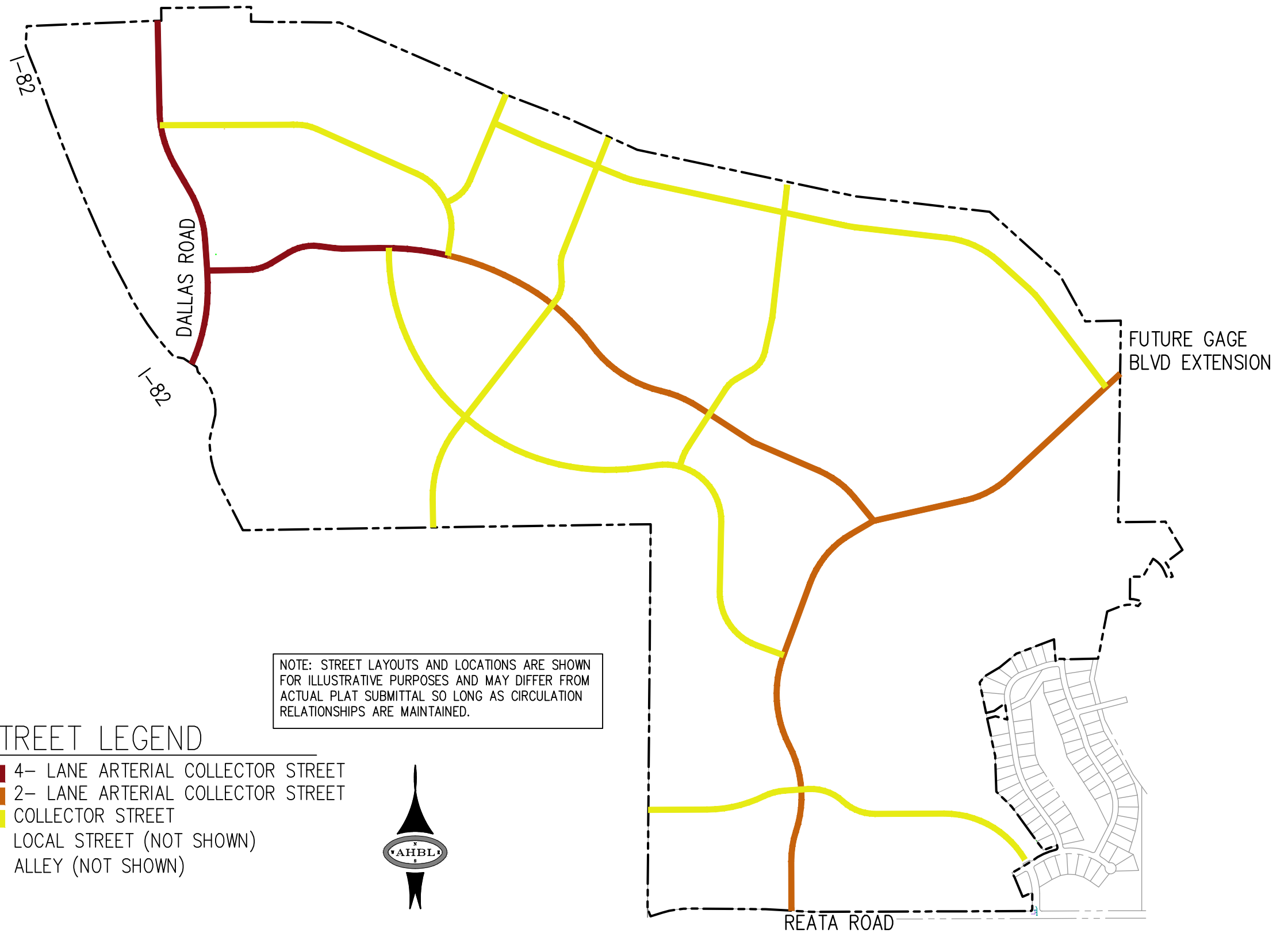
EDGE TYPE LEGEND

- EDGE TYPE A: Sidewalk
- EDGE TYPE B: Trail in adjacent open space or 8ft. non-meandering Trail adjacent to developed lot.
- EDGE TYPE C: Urban
- EDGE TYPE D: Greenway Park Edge

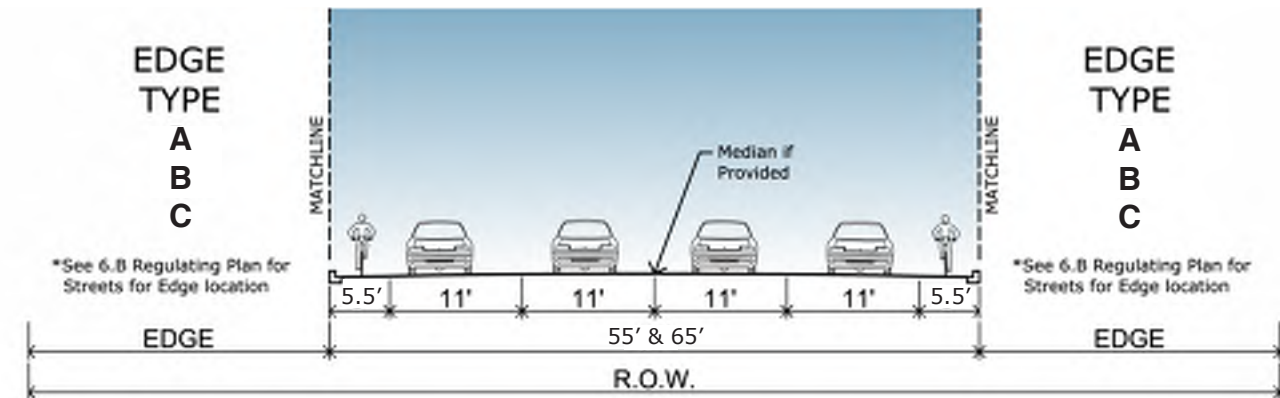
STREET LEGEND

- 4- LANE ARTERIAL COLLECTOR STREET
- 2- LANE ARTERIAL COLLECTOR STREET
- COLLECTOR STREET
- LOCAL STREET (NOT SHOWN)
- ALLEY (NOT SHOWN)

NOTE: STREET LAYOUTS AND LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY DIFFER FROM ACTUAL PLAT SUBMITTAL SO LONG AS CIRCULATION RELATIONSHIPS ARE MAINTAINED.



6.C 4-LANE ARTERIAL COLLECTOR STREET



KEY

See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	4-Lane Arterial Collector
Design Speed	35 mph
Posted Speed	35 mph
Pedestrian Crossing Time	14.3 Sec.

OVERALL WIDTHS

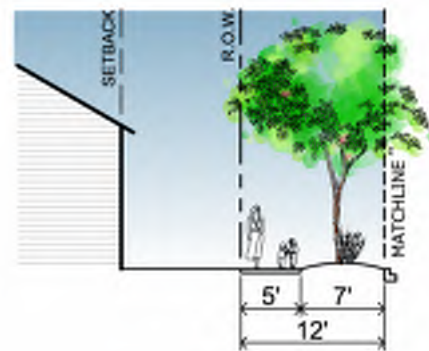
Pavement Width	55 ft.
Total R.O.W.	Edge + 54 ft. (+median, if provided) + Edge
	See totals by Edge Type below

LANES

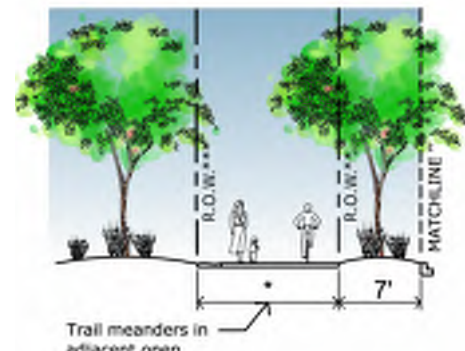
Traffic	11 ft.
Bicycle	5.5 ft.
Parking	None
Median (Where shown on 6.B)	add 10 ft.

INTERSECTIONS

Curb Radius	20 ft mimum
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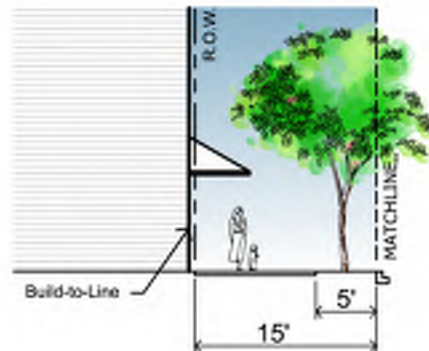


EDGE TYPE A



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

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

1/2 R.O.W.	28 ft.
R.O.W. - Edge 'A' Both Sides	56 ft.
R.O.W. - Edge 'A' + Edge 'B'	51 ft.

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

1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

KEY

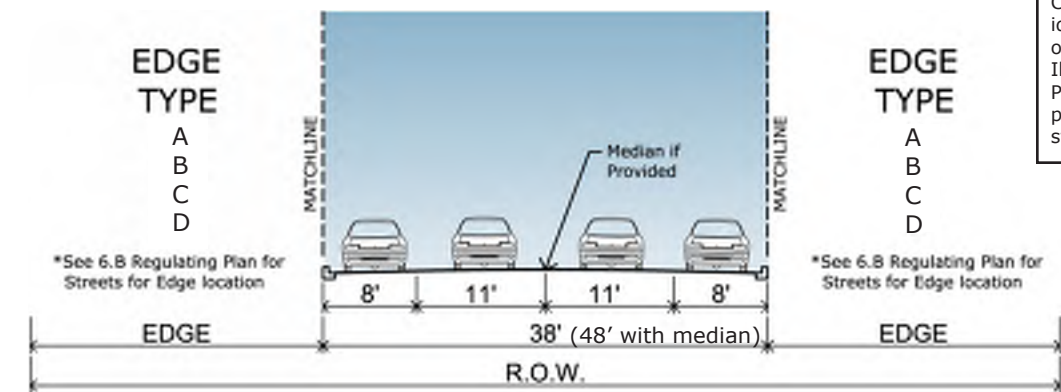
See 6.B Regulating Plan For Streets

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

1/2 R.O.W.	42 ft.
R.O.W. - Edge 'C' Both Sides	84 ft.
R.O.W. - Edge 'C' + Edge 'B'	76 ft.

6.D 2-LANE ARTERIAL COLLECTOR STREET



KEY

See 6.B Regulating Plan For Streets

APPLICATION

Thoroughfare Type	2-Lane Arterial Collector
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

LANES

Traffic	11 ft.
Parking	8 ft.
Median	(Where shown on 6.B) add 10 ft.

Greenbelt Median (5.H) (See 5.B for locations) add 60 ft.

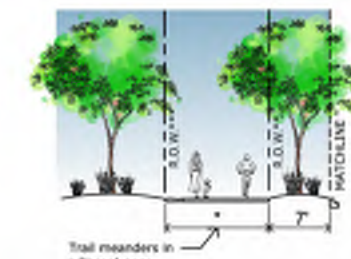
INTERSECTIONS

Curb Radius	20 ft. minimum
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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.

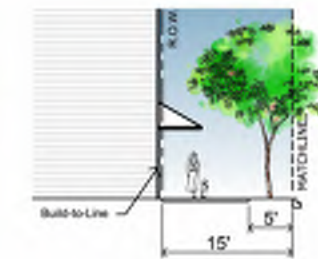


EDGE TYPE A



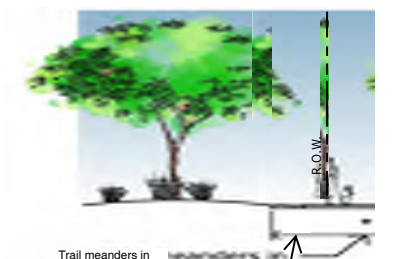
EDGE TYPE B

* 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

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

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.

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

1/2 R.O.W.	26 / 51 ft.
R.O.W. - Edge 'B' Both Sides	52 / 102 ft.
R.O.W. - Edge 'B' + Edge 'A'	57 / 82 ft.
R.O.W. - Edge 'B' + Edge 'C'	60 / 85 ft.

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

1/2 R.O.W.	34 ft.
R.O.W. - Edge 'C' Both Sides	68 ft.
R.O.W. - Edge 'C' + Edge 'A'	65 ft.
R.O.W. - Edge 'C' + Edge 'B'	60 ft.

KEY

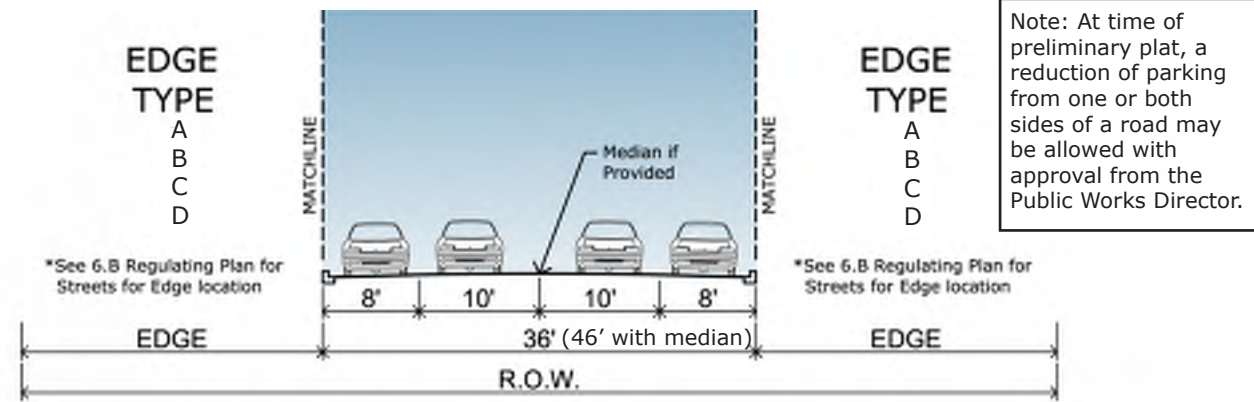
See 6.B Regulating Plan For Streets

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

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.E COLLECTOR STREET



KEY

See 6.B Regulating Plan For Streets

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

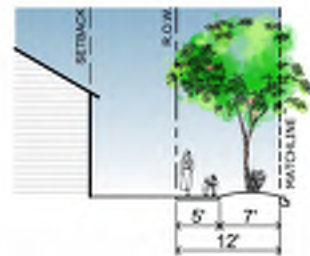
See totals by Edge Type below

LANES

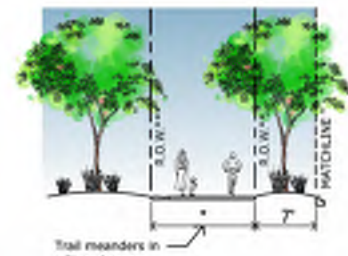
Traffic	10 ft.
Parking	8 ft.
Median (Where shown on 6.B)	add 10 ft.

INTERSECTIONS

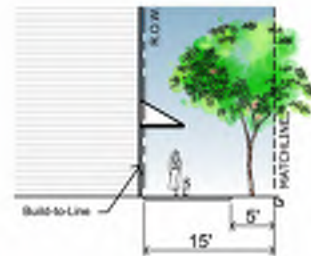
Curb Radius	20 ft. minimum
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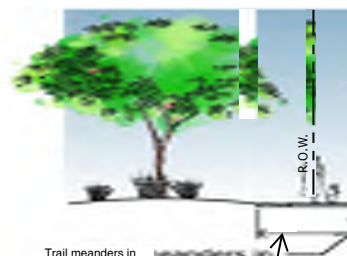
EDGE TYPE A



EDGE TYPE B



EDGE TYPE C



EDGE TYPE D

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb Type	7 ft. Continuous
Planter Type	Medium Trees @ 30 ft. O.C. Average
Landscape Type	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.

KEY

See 6.B Regulating Plan For Streets

EDGES

Curb 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

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.

KEY

See 6.B Regulating Plan For Streets

EDGES

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

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.

KEY

See 6.B Regulating Plan For Streets

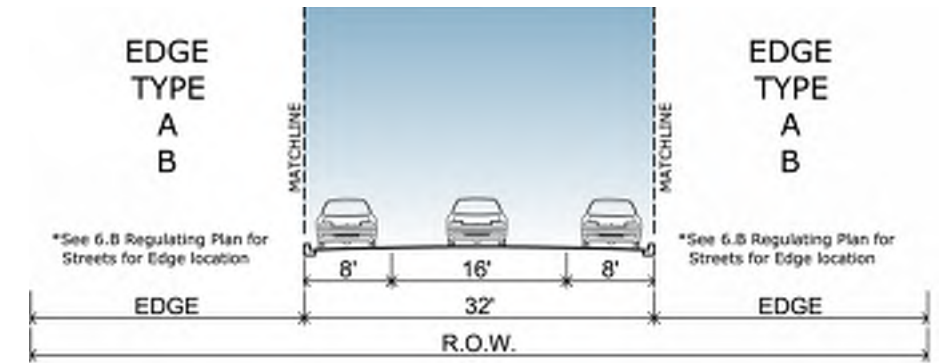
EDGES

Curb Type	Irregular spaced groupings of plant materials
Planter Type	Principally evergreen trees and other plantings
Landscape Type	Meandering Trail in adjacent Greenway Park
Walkway Type	Open Space
Frontage Type	Residential

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 plat, 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

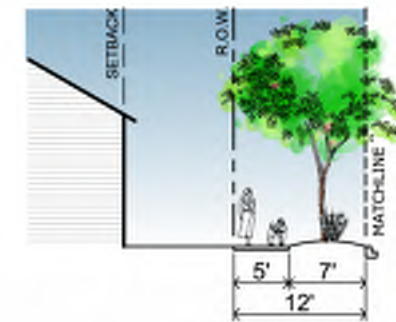
See totals by Edge Type below

LANES

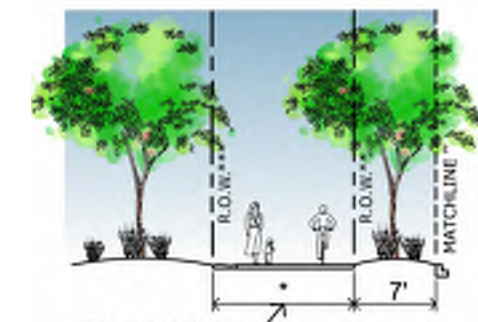
Traffic	10 ft.
Parking	8 ft.
Median	None

INTERSECTIONS

Curb Radius	20 ft. minimum.
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EDGE TYPE A



EDGE TYPE B

KEY

See 6.B Regulating Plan For Streets

EDGES

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

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.

KEY

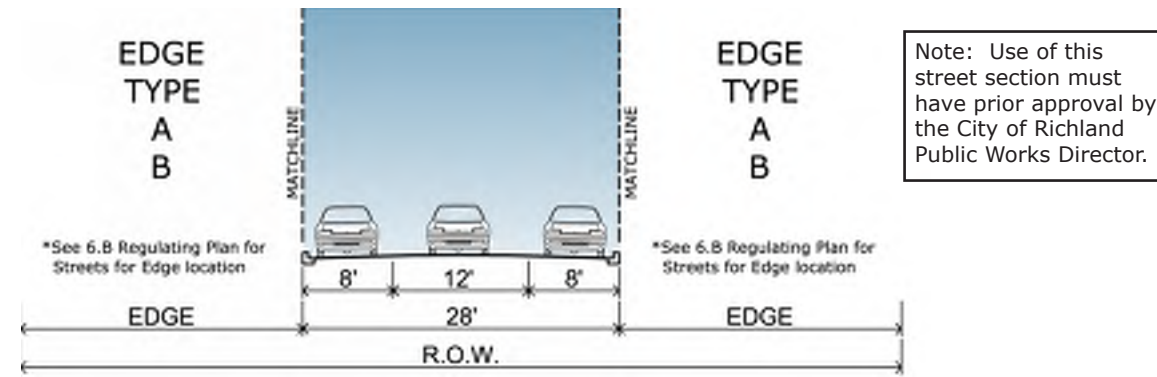
See 6.B Regulating Plan For Streets

EDGES

Curb 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

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.1 ALTERNATE - 12FT. LOCAL STREET



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

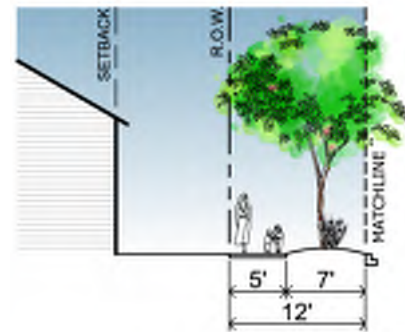
See totals by Edge Type below

LANES

Traffic	10 ft.
Parking	8 ft.
Median	None

INTERSECTIONS

Curb Radius	20 ft. Typ.
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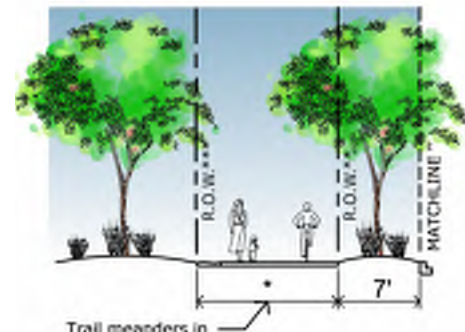
EDGE TYPE A

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, S.K.
 ** ROW adjacent to 7' planter when ROW abuts green space.
 *** ROW includes trail and 20' planter when adjacent to building lot.

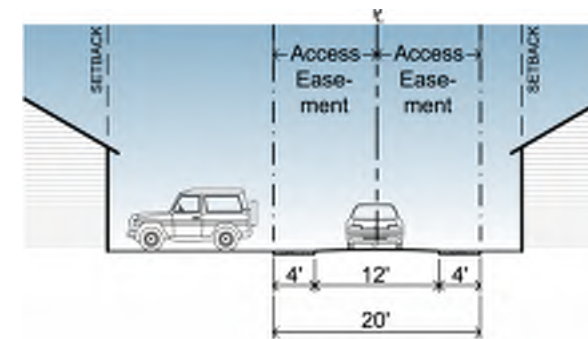
KEY

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

6.G REAR ALLEY



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

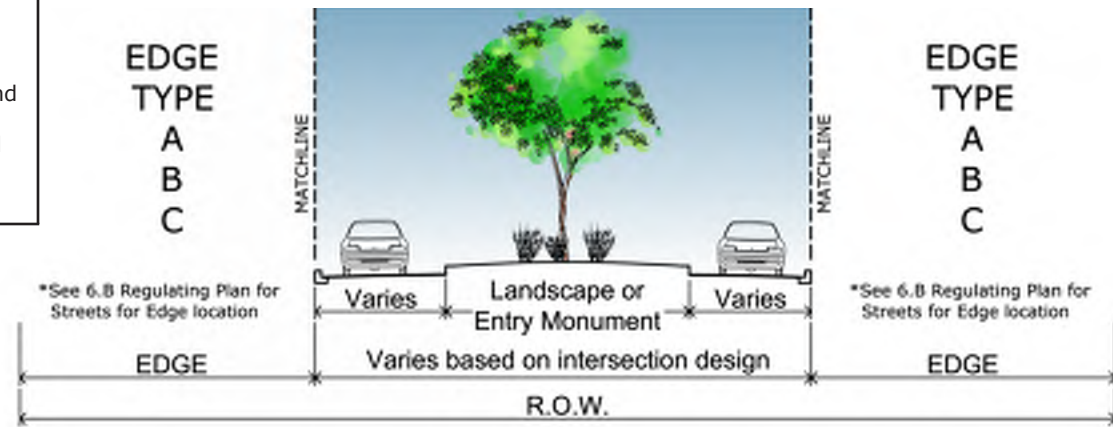
Curb Radius	20 ft. Typ.
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ACCESS EASEMENT

From Rear Yard Property Line	10 ft.
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6.H ROUNDABOUT

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



KEY

○ See 6.B Regulating Plan For Streets

APPLICATION

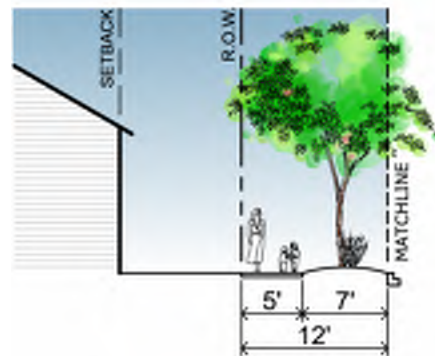
Thoroughfare Type	Yielding roundabout
Design Speed	25 mph
Posted Speed	25 mph
Pedestrian Crossing Time	Varies based on location

LANES

Traffic Varies based on intersection design

INTERSECTIONS

Curb Radius Varies based on intersection design



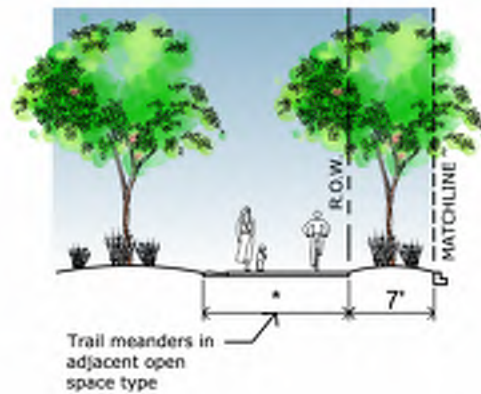
EDGE TYPE A

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

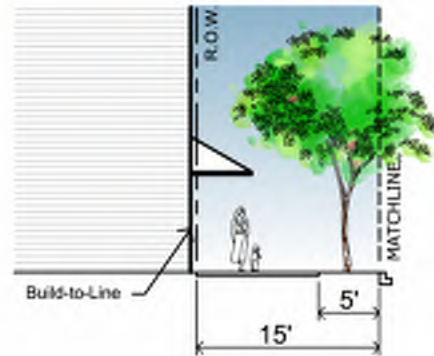
*See Illustrative Plan For Trail Layout and Trail Types, 5.K

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