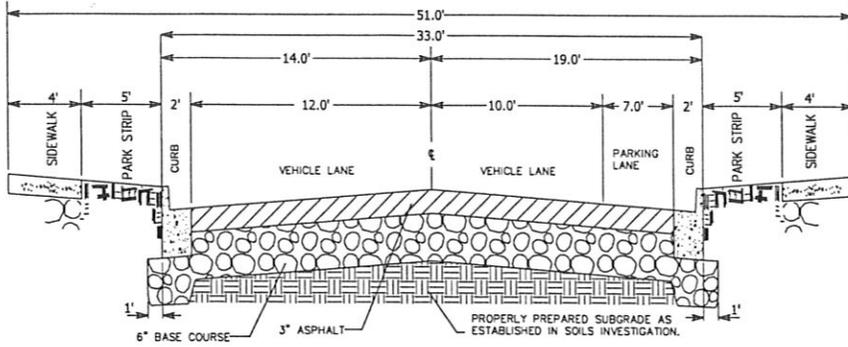


**TRAVERSE MOUNTAIN AREA PLAN
Proposed Design Standards Variations**

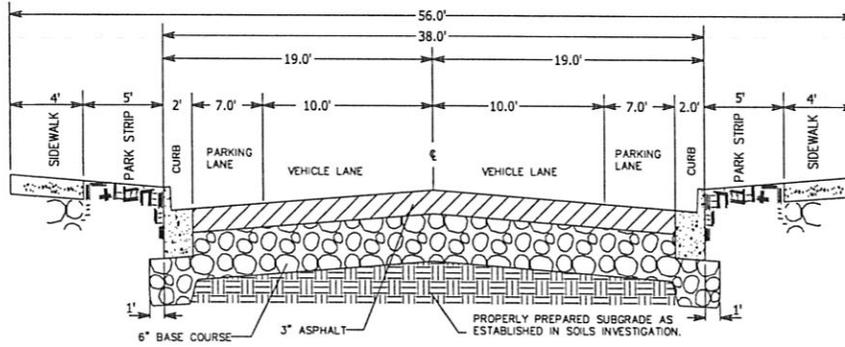
Section No.	Existing Design Standard			Traverse Mountain Design Standard						Adopted Area Plan Status	
	Street Type	ROW (min)	Asphalt Width (min)	Street Type	Street Section	ROW (min)	Asphalt Width (min)	ROW (min)	Asphalt Width (min)		
2.02D							OPTION ONE		OPTION TWO		YES, with additional changes in red
							<i>includes 4' walk and 5' parkway both</i>		<i>includes 4' walk & 5' parkway one side thru the TBC</i>		
	Local streets	N/A	N/A	Local streets (parking on one side)	A	51'	29'	42'	29'		
	N/A	56'	34'	Local streets (parking on both sides)	B	56'	34'	47'	34'		
	N/A	N/A	N/A	Neighborhood collector	C	54'	32'	45'	32'		
	Minor collector	60'-66'	38'-44'	TM Minor collector	D	58'	36'	49'	36'		
	Major collector	70'	48'	TM Major collector	E	66'	44'	57'	44'		
	Minor arterial	74'	52'	TM Minor arterial	F	70'	48'	61'	48'		
	Major arterial	80'	58'			N/A	N/A	N/A	N/A		
	Principal arterial	106'+	81'+	TM Principal arterial	G	88'	66'	79'	66'		
							OPTION ONE				
							Does not include walk & parkway				
	N/A	N/A	N/A	Private street sidewalk one side	H	37'	28'	37'	28'		
	N/A	N/A	N/A	Canyon Road	I	28'	28'	36'	28'		
	N/A	N/A	N/A	Mountain Slope Road	J	28'	24'	28'	24'		
N/A	N/A	N/A	Private Alley	K	24'	20'	24'	20'			
			<i>From Traverse Mt. Blvd through the intersection of the road that connects to West Canyon</i>			<i>From the road that connects to West Canyon to the end in Central Canyon</i>					
			Fox Canyon Road	G	70'	66'	52'	48'			
<p>Note: See street sections for additional details. Street sections A-G may have a typical City 5' parkway and 4' walk on one or both sides of the street. Street sections A-G may have a typical City 5' parkway and 4' walk on one side of the street with an 8' path on the opposite of the street. Where the 8' path exist it is planned to be private and maintained by the Traverse Mountain Master Association. Where the 8' private path and landscaping exist the developer shall provide an easement allowing for access to the public utility easement.</p>											
2.02E	Cul-de-sacs... shall be not longer than four hundred (400) feet to the beginning of the turnaround.			Maximum cul-de-sac length to be increased to 1,500 feet in canyon and hollows areas with intermediate turnarounds as topography allows and as approved by the City Engineer; all other cul-de-sac lengths maximum increased to 600 feet; all						YES, with additional changes in red	

TRAVERSE MOUNTAIN AREA PLAN
Proposed Design Standards Variations

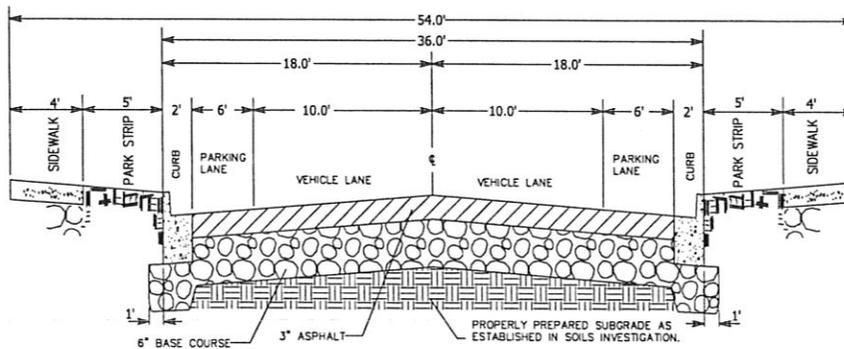
Section No.	Existing Design Standard	Traverse Mountain Design Standard	Adopted Area Plan Status
2.02(l)	All subdivisions shall abut and have access to at least one hard surfaced public street and as a minimum, allowance for one or more future accesses as developments adjacent hereto proceed. If the development exceeds 50 equivalent residential units, the second access must be incorporated in the subdivision unless otherwise approved by the Planning Commission.	All subdivisions shall abut and have access to at least one hard surfaced public-street and as a minimum, allowance for one or more future accesses as developments adjacent hereto proceed. <u>Future access requirements waived for Central Canyon areas for topography and grade-restricted access.</u> If the development exceeds 50 equivalent residential units, the second access must be incorporated in the subdivision unless otherwise approved by the Planning Commission. As per the approved Traverse Mountain Area Plan, the City will not require a 3rd and 4th access point within East, Central, and West Canyon areas.	YES, with additional changes in red
2.03C1	Local street minimum radius is 275'.	Local street minimum radius may be reduced to 150' centerline radius where topography is limiting; otherwise Lehi City standards apply.	YES
2.04B	All streets...to be dedicated for public use except as called out otherwise in City Code.	If City will not allow for the gating of public streets, private streets will need to be permitted with street designed to Traverse Mountain Area Plan standards. If private roads are gated they must be crash-gated or provide a key-box. Easements to be provided for public utilities.	YES
2.06A	The length of blocks shall not exceed one thousand (1,000) feet in length except as approved otherwise by the Planning Commission.	Block length can be increased to 2,000 feet to accommodate the terrain of the site; pedestrian access not to exceed 1,000 feet.	YES



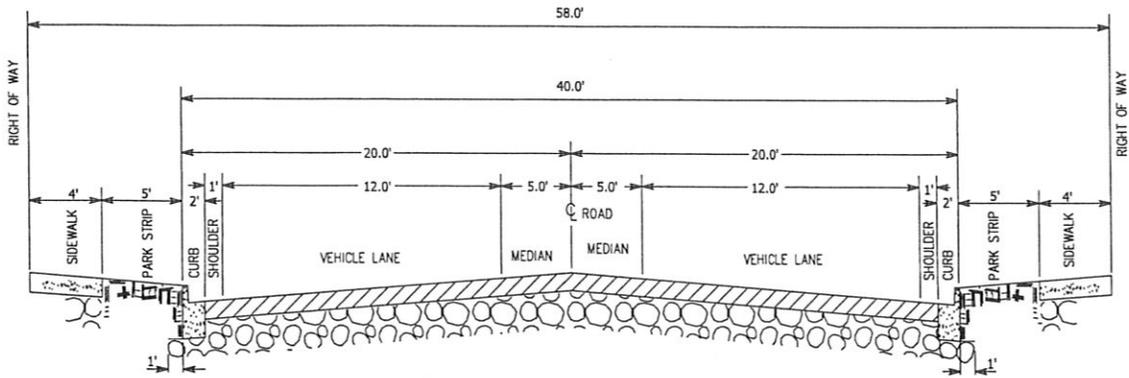
(A) TYPICAL LOCAL STREET W/PARKING ONE SIDE (A)
NOT TO SCALE



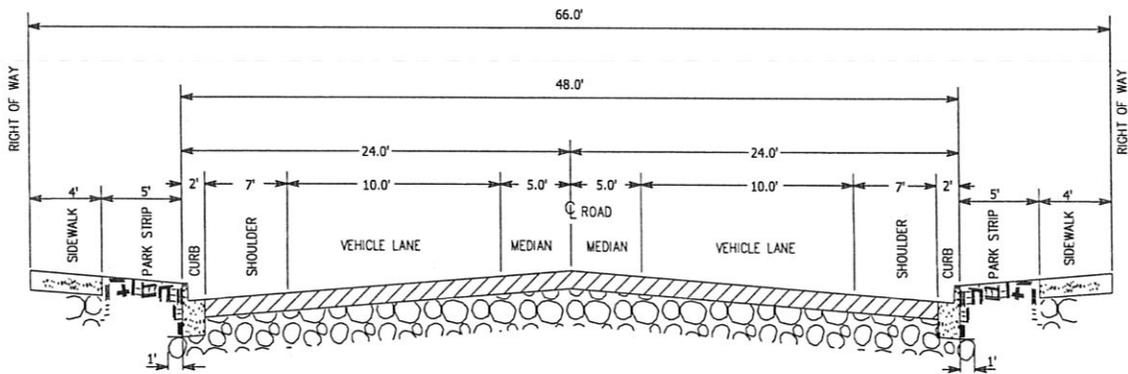
(B) TYPICAL LOCAL STREET W/PARKING BOTH SIDES (B)
NOT TO SCALE



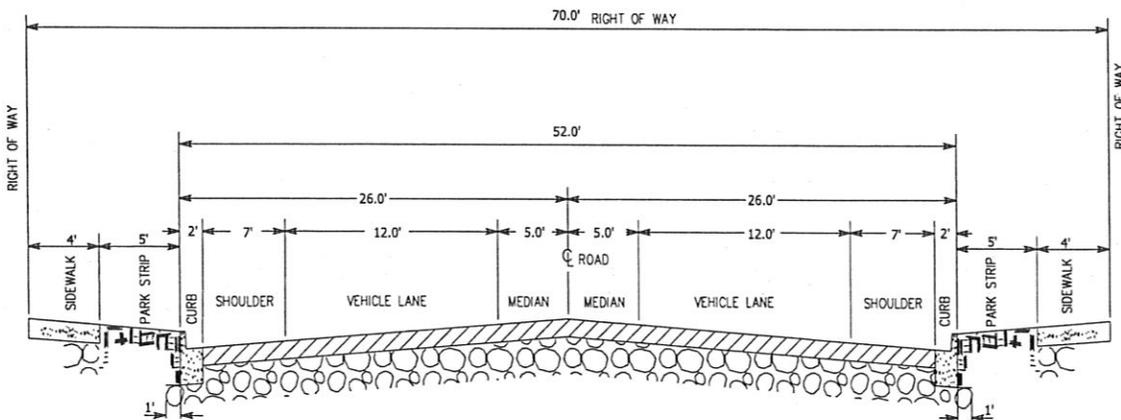
(C) TYPICAL NEIGHBORHOOD COLLECTOR (C)
NOT TO SCALE



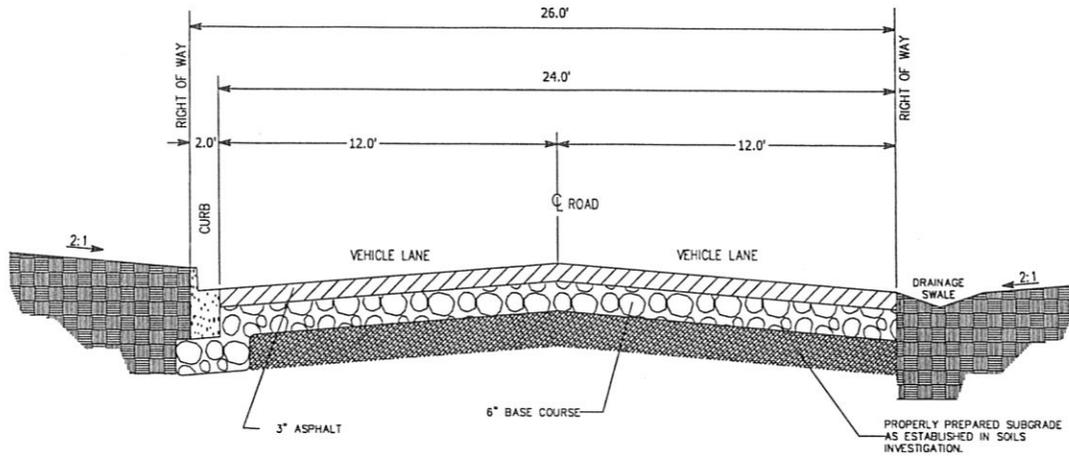
(D) TYPICAL MINOR COLLECTOR (D)
NOT TO SCALE



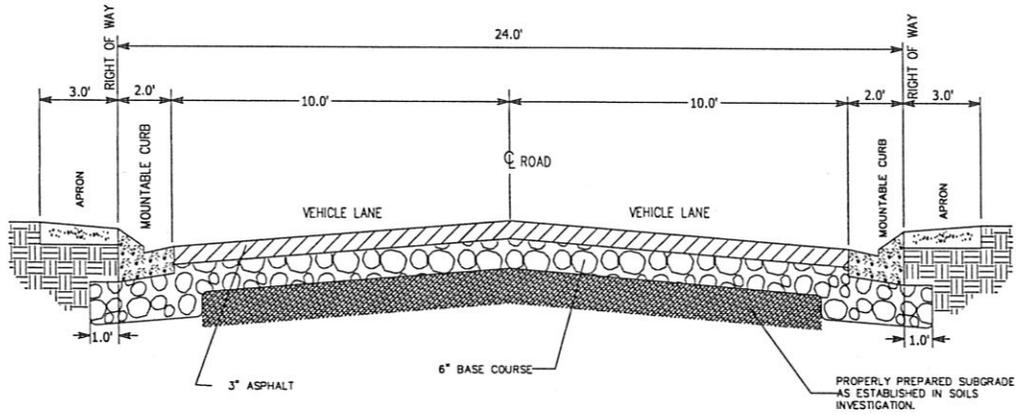
(E) TYPICAL MAJOR COLLECTOR (E)
NOT TO SCALE



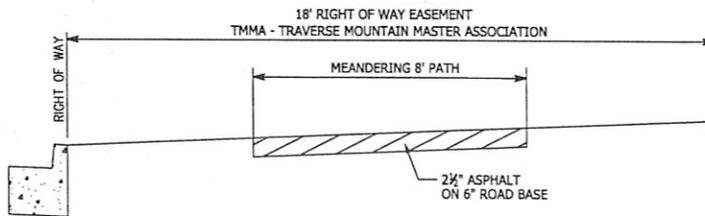
(F) TYPICAL MINOR ARTERIAL (F)
NOT TO SCALE



Ⓝ TYPICAL MOUNTAIN SLOPE ROAD SECTION Ⓝ
NOT TO SCALE



Ⓝ TYPICAL PRIVATE ALLEY Ⓝ
NOT TO SCALE



OPTION A (8' PATH)
NOT TO SCALE

