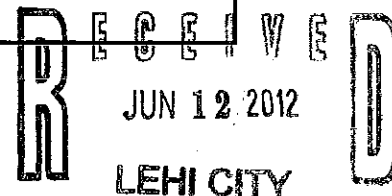


**TRAVERSE MOUNTAIN AREA PLAN
Design Standards Variations**

Section No.	Traverse Mountain Design Standard					
	Street Type	Street Section	ROW (min)	Asphalt Width (min)	ROW (min)	Asphalt Width (min)
2.02D			OPTION ONE		OPTION TWO	
			<i>includes 4' walk and 5' parkstrip both sides of road</i>		<i>includes 4' walk & 5' parkstrip one side of the road & 8' path on the opposite side(see 18' ROW section)</i>	
	Local streets (parking on one side)	A	51'	29'	60'	29'
	Local streets (parking on both sides)	B	56'	34'	65'	34'
	Neighborhood collector	C	54'	32'	63'	32'
	TM Minor collector	D	58'	36'	67'	36'
	TM Major collector	E	66'	44'	75'	44'
	TM Minor arterial	F	70'	48'	79'	48'
	TM Minor arterial	G(A) & G(B)	70'	48'	79'	48'
	TM Principal arterial	H	88'	66'	97'	66'
			OPTION ONE			
			Does not include walk & parkstrip			
	Private street sidewalk one side	I	36	28'	36	28'
	Canyon Road	J	28'	24'	28'	24'
Mountain Slope Road	K	26'	24'	26'	24'	
Private Alley	L	24'	20'	24'	20'	
<p>Note: See street sections for additional details. Street sections A-G may have a typical City 5' parkstrip and 4' walk on one or both sides of the street. Street sections A-G may have a typical City 5' parkstrip and 4' walk on one side of the street with an 8' path on the opposite side of the street. The 8' path is planned to be private and maintained by the Traverse Mountain Master Association. Where the 8' private path and landscaping is planned the developer shall provide an easement allowing for access to the public utility easement.</p>						
2.02E	<p>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 to be signed as "no outlet." Fox Canyon Road may extend to the end of Central Canyon.</p>					
2.02(I)	<p>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. Future access requirements waived for Central Canyon areas for topography and grade-restricted access. 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.</p>					
2.03C1	<p>Local street minimum radius may be reduced to 150' centerline radius where topography is limiting; otherwise Lehi City standards apply.</p>					



**TRAVERSE MOUNTAIN AREA PLAN
Design Standards Variations**

Section No.	Traverse Mountain Design Standard
2.04B	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.
2.06A	Block length can be increased to 2,000 feet to accommodate the terrain of the site; pedestrian access not to exceed 1,000 feet.

R E C E I V E D
JUN 12 2012
LEHI CITY