11.08.040 Street Improvements

A. Prior to start of any work on a subdivision the sub divider shall furnish to the Town Engineer, a complete set of construction plans and profiles of all streets, existing and proposed, within the subdivision. Plans are to be prepared by a licensed Engineer and shall be accompanied by the final plat. If the plans are not approved, they shall be returned to the sub divider with the reasons for non-approval, and upon correction, shall be re-submitted in the same manner as required herein. Such plans and profiles shall include but are not limited to the following; (see Town Subdivision Design Standards):

1. The designation of limits of work to be done.
2. The location of the benchmark and its true elevation according to County datum, all profiles to be referred to that datum.
3. Construction plans which include the details of curb and gutter (if applicable) and street cross sections, locations and elevations of manholes, catch basins and storm sewers, elevations and locations of fire hydrants and any other details necessary to simplify construction.
4. Adequate horizontal and vertical survey control shall be established as required by the engineer; sufficient survey monuments shall be permanently set so that lot boundaries can be established from points within the subdivision.
5. Complete data for field layouts and office checking.
6. On curb returns, at least two additional controls points of curvature. Control points shall be staked in the fields to insure drainage of intersections.

B. Grades of all streets shall not be in excess of eight percent on major collector's streets or in excess of ten (10) percent on all other streets.

C. All streets within the town shall be improved in accordance with the Design Standards, rules and regulations adopted by the Town Council. Such plans and profiles shall include but are not limited to (see Town Subdivision Design Standards):

EXHIBIT A. TABLE 1 MINOR, MAJOR & ARTERIAL STREET DESIGN STANDARDS

Street Type	Maximum	Right of way	Pavement Widths	Number of lanes	Lane Widths	Shoulder Widths	~~Borrow Ditch~~ OR SIDEWALK
Minor Collector (100-200 Units)	10%	60'	34'	2	11'	2'	5'
Major Collector (201-600 Units)	10%	70'	44'	2	12'	2'	5'
Minor Arterial (6,000-20,000)	8%	90'	64'	5	11'	5'	5'
Major Arterial (20,000 Plus)	8%	106'	80'	5	12'	5'	5'

All Minor, Major and Arterial Streets shall be paved as per Apple Valley Town Design Standards, and shall be built as outlined in it and as per Exhibit A, Table 1 above.

Sidewalks may be required instead of Borrow Ditches as required by the Town Council. SHALL OR IF APPROVED IN RURAL Roads

EXHIBIT B. Table 1A RESIDENTIAL STREET STANDARDS

Street Type	Maximum Grade	Right of way	Pavement Widths	Number of lanes	Land Widths	Shoulder Widths	~~Borrow Ditch~~ SIDEWALK
Residential Minimum (10 or less Units)	10%	41'	26'	2	11'	2'	5'
Residential Minimum Alternate	10%	49'	26'	2	11'	2'	5'
Residential Local (11-50 Units)	10%	45'	30'	2	10'	5'	5'
Residential Local Alternate	10%	53'	30'	2	10'	5'	5'
Residential Standard (51+ Units)	10%	52'	37'	2	11'	7.5	5'
Residential Standard Alternate	10%	60'	37'	2	11'	7.5	5'

In subdivision with 5 acre or larger lots, curb and gutter may be replaced by borrow ditches, as required by the Town Council. IF APPROVED SEE DESIGN STANDARDS.

In subdivision with less than 5 acre lots and in all commercially zoned areas of town and roads bordering such areas, curb & gutter shall be installed ~~instead of borrow ditches~~ and pavement shall be required. & SIDEWALK

D.

1. No intersections shall be closer than 150 feet, unless otherwise noted in the standards of the American Association of state highway and transportation official's manual for street and intersection design.
2. ~~If~~ Where curbs and gutters are required, it shall be of concrete and shall meet the standard and specifications adopted by the town.

3. Where sidewalks are required, it shall be of concrete and shall meet the standard and specifications adopted by the town.
4. Storm water inlets and catch basins shall be provided within the roadway improvements at points specified by the engineer.
5. All curb corners shall have a radius of not less than 15 feet and at intersections involving collector or major streets, of not less than 25 feet.
6. Local streets shall approach collector or arterial streets at as near ninety degrees as possible, not to exceed a fifteen degree variance.

E. Street name signs, conforming to the design and specifications, and in the number necessary for proper identification of all streets, shall be provided for and installed by the developer.

F. Traffic control signs including stop or yield right of way sign, shall be installed to ensure a smooth flow of traffic through the town.

G. No subdivision shall be approved unless the area to be subdivided shall have frontage, with a width as required by the land use code, on a dedicated street, improved to town standards, unless otherwise approved by the Town Council. On cul-de-sac street, the required width of any lot in the cul-de-sac shall be measured at the setback line instead of the street lot line.

H. Access to a major arterial street may be limited by one of the following means:

1. No lot access shall be provided from the arterial directly to any lot in the subdivision, and screening or fencing may be required in a landscaped strip along or side property line of said lots.
2. A series of cul-de-sacs of U shaped streets sharing access to such street.
3. A service road separated from the primary arterial by a planting strip and having access thereto a suitable point.

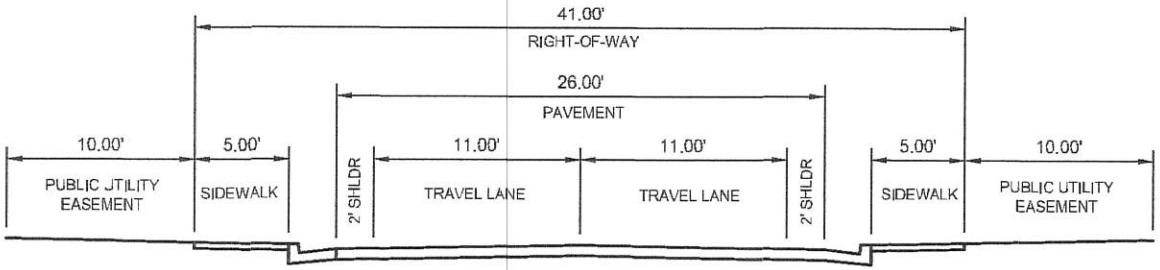
I. The arrangement of streets shall provide for continuation of principal streets between adjacent properties when such continuation is in accordance with the master plan of streets. If the adjacent property is undeveloped and the street must be a temporarily a dead end street, the right of way shall be extended to the property line, and a temporary turnaround shall be provided. Dead end streets shall be avoided, and dead-end streets of more than eight hundred (800) feet shall require town approval.

J. The inspection and written recommendations for approval of streets shall be done by the town engineer. Final acceptance for dedication after (2) years of maintenance shall be accepted by the Town Council following a favorable recommendation from the engineer.

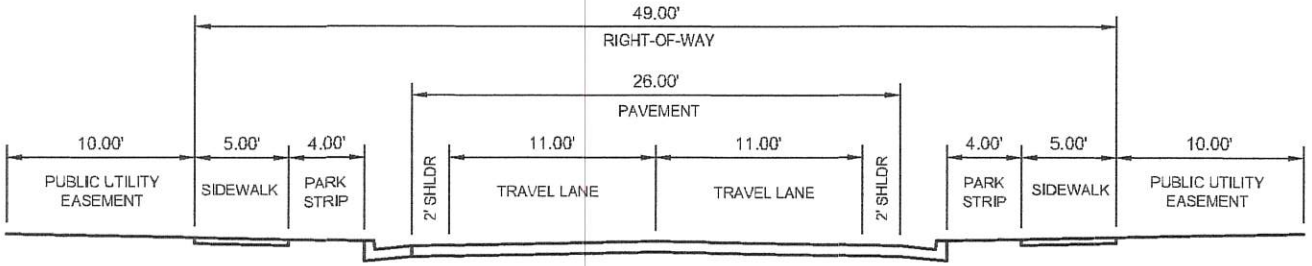
K. Following the final approval of the subdivision plat by the Town Council; the developer may construct streets and utility systems prior to recording the plat without the necessity of bonding. However, no construction shall begin until the town engineer has approved all construction drawings, the necessary inspection fees have been paid, a Joint Utility meeting has been held and an inspector has been assigned to the project. The inspector shall be notified at least twenty-four (24) hours in advance, wherever any work is proposed to be done.

HISTORY
Adopted by Ord. 2005-11-O on 10/1/2005
Repealed & Reenacted by Ord. 2018-14 on 10/17/2018
Adopted by Ord. 2019-09 on 6/12/2019

RESIDENTIAL MINIMUM



RESIDENTIAL MINIMUM ALTERNATE



WASHINGTON
CITY OF HURRICANE
RESIDENTIAL MINIMUM
FIGURE: 5
SHEET: 1
DRAWN: -
CHECK: -
SCALE: 1"=10'
FILE: TYPICAL SECTIONS
UPDATED: 10/4/2018
PROJECT: 1707-125
PLOTTED: 10/4/2018

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GIS - ENVIRONMENTAL
- *infrastructure professionals* -
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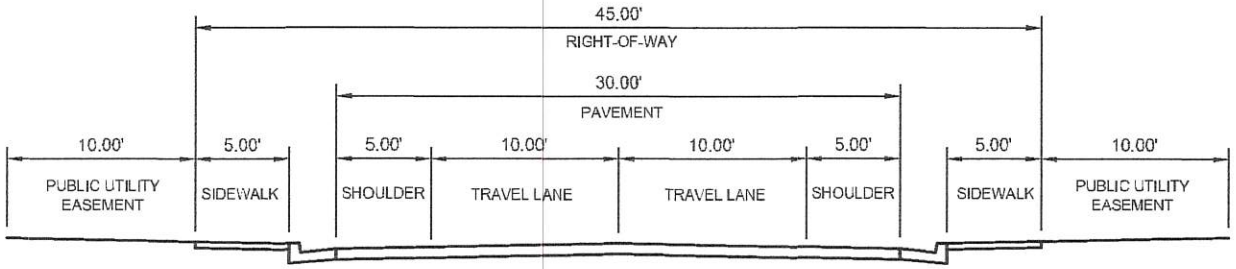
RESIDENTIAL LOCAL



RESIDENTIAL LOCAL ALTERNATE

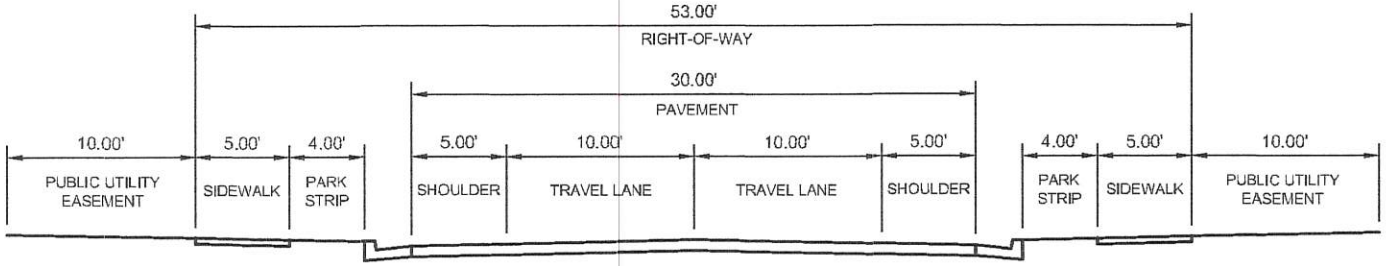


FIGURE: 6

WASHINGTON

CITY OF HURRICANE

RESIDENTIAL LOCAL

DRAWN: -
CHECK: -
FILE: TYPICAL SECTIONS
UPDATED: 10/4/2018
PROJECT: 1707-125
PLOTTED: 10/4/2018
SHEET: 2

SCALE: 1"=10'

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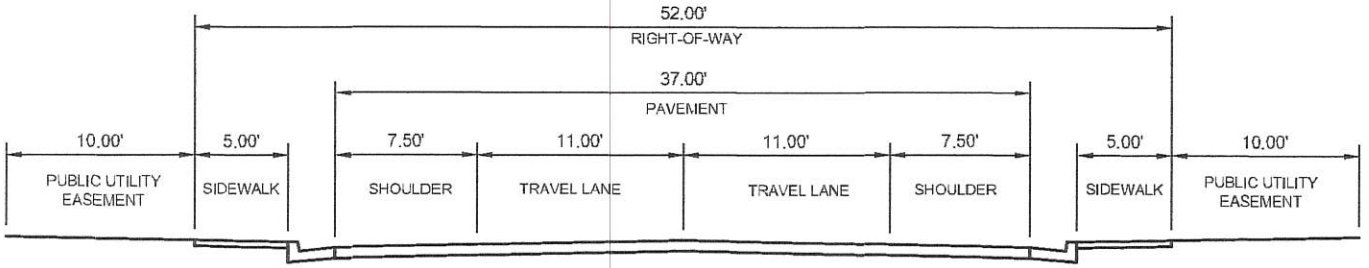
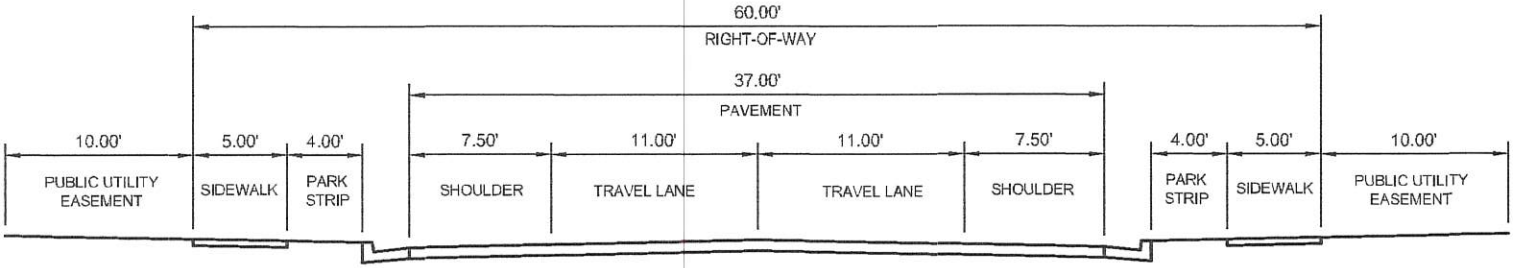
RESIDENTIAL STANDARD



RESIDENTIAL STANDARD ALTERNATE



WASHINGTON

CITY OF HURRICANE

RESIDENTIAL STANDARD

FIGURE: 7

SHEET: 3

PROJECT: 1707-125

PLOTTED: 10/4/2018

FILE: TYPICAL SECTIONS

UPDATED: 10/4/2018

DRAWN: -

CHECK: -

SCALE: 1"=10'

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GIS - ENVIRONMENTAL
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MINOR COLLECTOR

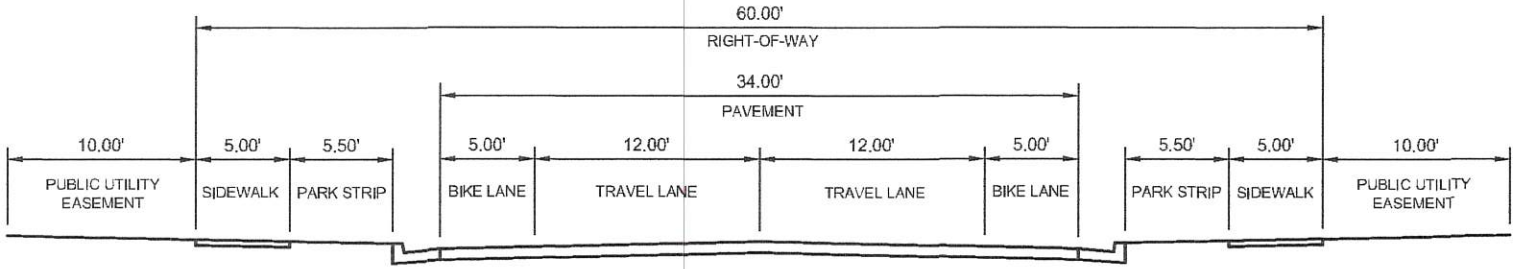

FIGURE 8

WASHINGTON

CITY OF HURRICANE

MINOR COLLECTOR

DRAWN: -
CHECK: -
FILE: TYPICAL SECTIONS
UPDATED: 10/4/2018
PROJECT: 1707-125
PLOTTED: 10/4/2018
SHEET: 4

SCALE: 1"=10'

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GIS - ENVIRONMENTAL
- *infrastructure professionals* -
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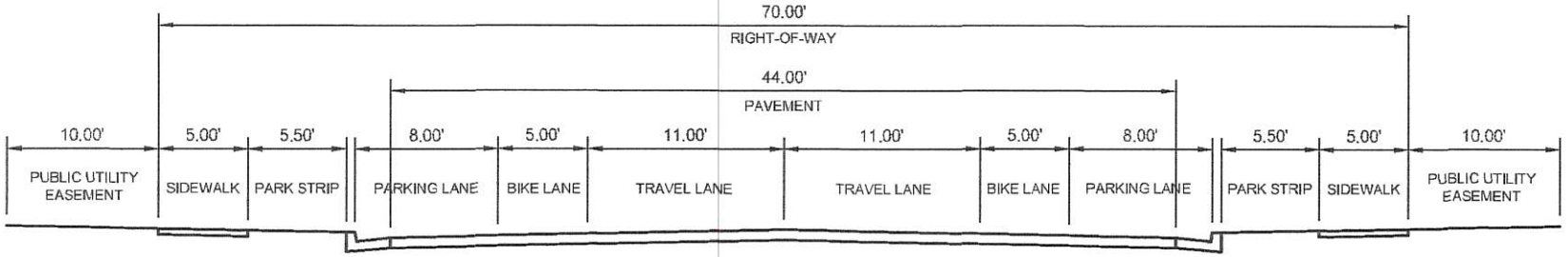
MAJOR COLLECTOR
(2-LANE)



MAJOR COLLECTOR
(3-LANE)

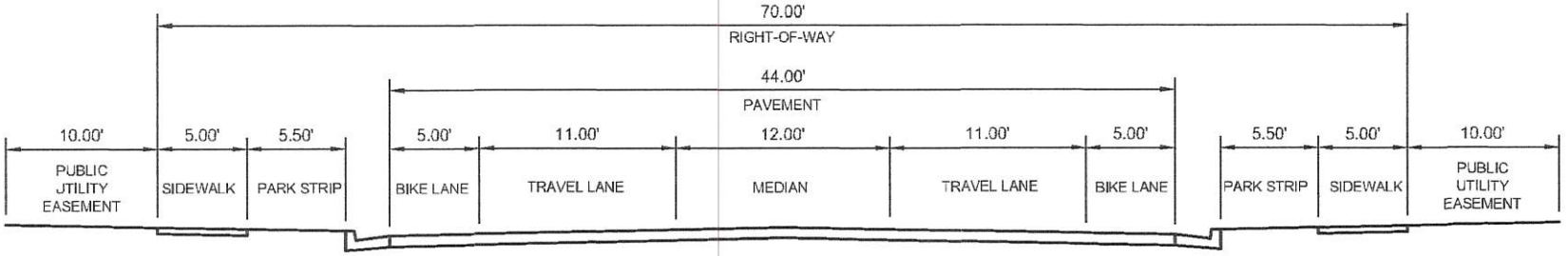


FIGURE 9

WASHINGTON

CITY OF HURRICANE

MAJOR COLLECTOR

DRAWN: - | FILE: TYPICAL SECTIONS | PROJECT: 1707-125 | SHEET: 5

CHECK: - | UPDATED: 10/4/2018 | PLOTTED: 10/4/2018

SCALE: 1"=10'

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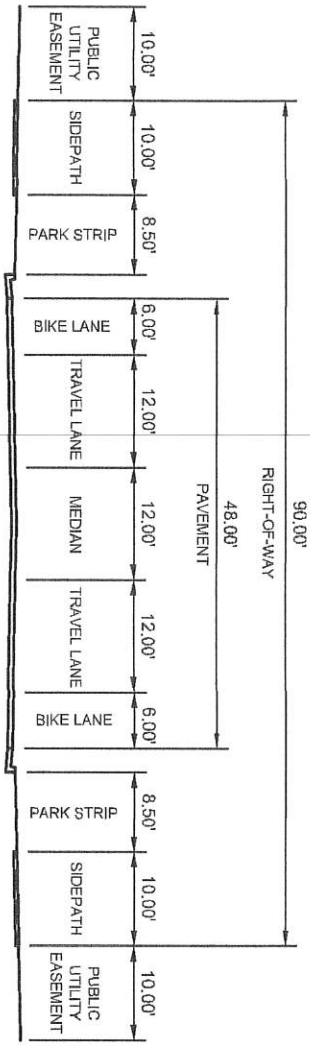
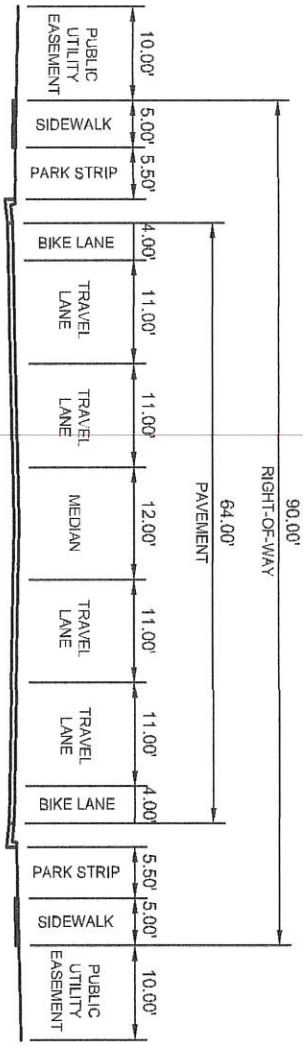
MINOR ARTERIAL (3-LANE)



MINOR ARTERIAL (5-LANE)



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GIS - ENVIRONMENTAL
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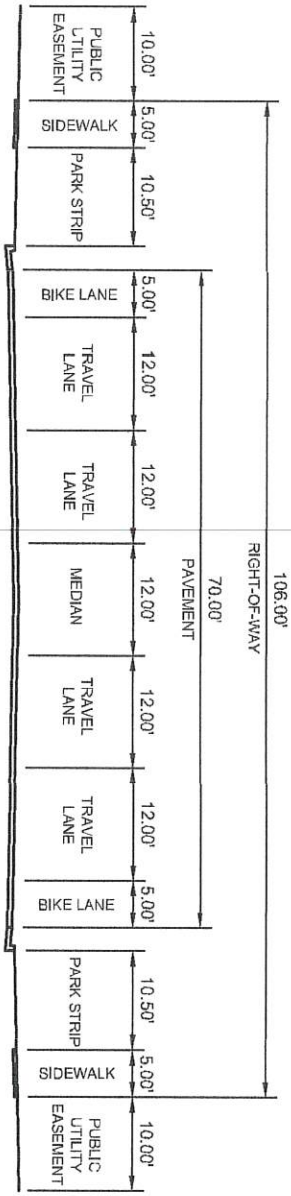
SCALE: 1"=20'

WASHINGTON			FIGURE: 10
CITY OF HURRICANE			
MINOR ARTERIAL			
DRAWN:	FILE: TYPICAL SECTIONS	PROJECT: 1707-125	SHEET: 6
CHECK:	UPDATED: 10/4/2018	PLOTTED: 10/4/2018	



MAJOR ARTERIAL

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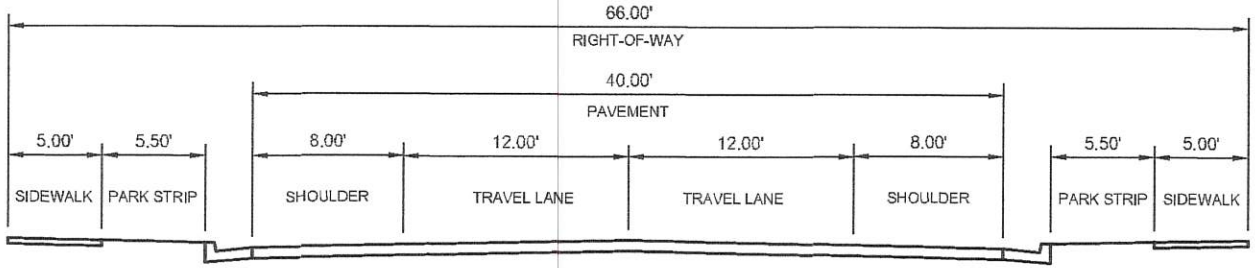
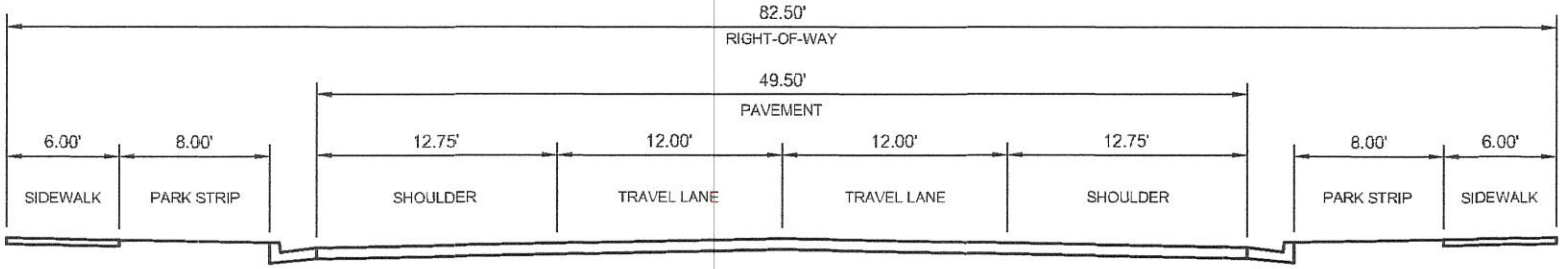
SCALE: 1"=20'

	WASHINGTON		FIGURE: 11
	CITY OF HURRICANE		
	MAJOR ARTERIAL		
DRAWN:	FILE: TYPICAL SECTIONS	PROJECT: 1707-125	SHEET: 7
CHECK:	UPDATED: 10/4/2018	PLOTTED: 10/4/2018	

EXISTING HISTORICAL
GRIDDED 66'
RIGHT-OF-WAY



EXISTING HISTORICAL
GRIDDED 82.5'
RIGHT-OF-WAY



WASHINGTON
CITY OF HURRICANE
HISTORICAL

FIGURE: 12
SHEET: 8
PROJECT: 1707-125
PLOTTED: 10/4/2018
FILE:TYPICAL SECTIONS
UPDATED: 10/4/2018
DRAWN: .
CHECK: .
SCALE: 1"=10'

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GIS - ENVIRONMENTAL
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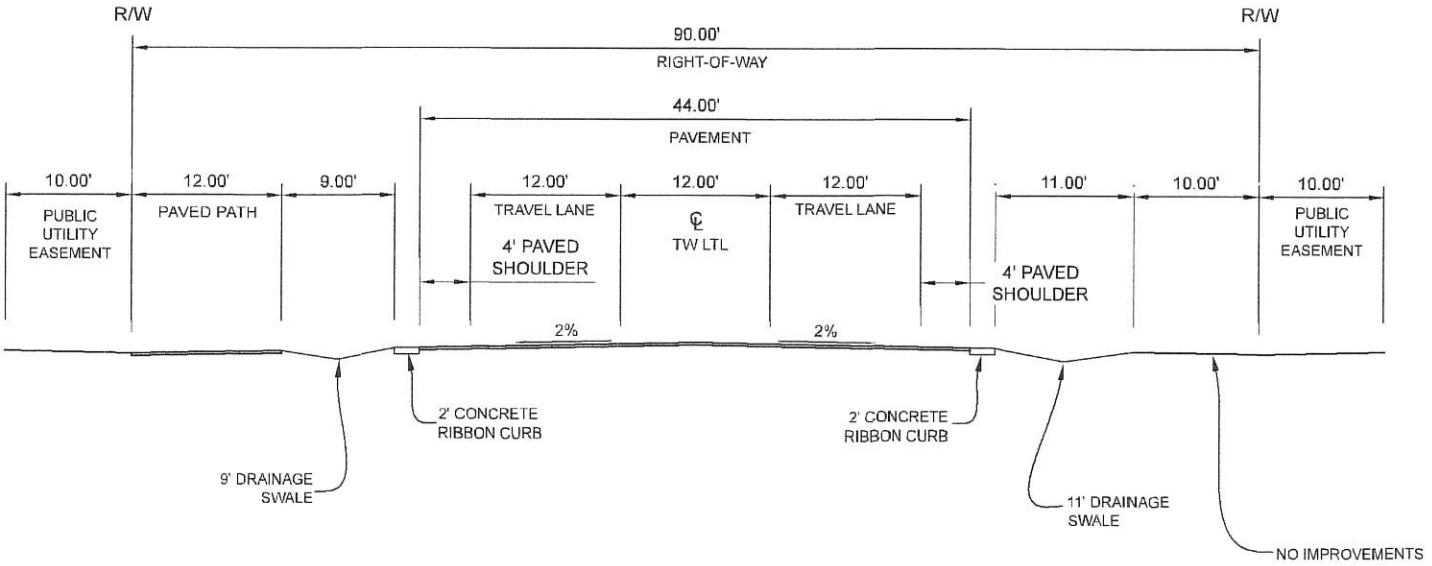
MINOR ARTERIAL
RURAL ROAD SECTION



Notes:

1. Minor Arterial provides for 6,000 to 20,000 daily trips.
2. See active transportation plan for location of paved path requirements.
3. Gravel Shoulder shall consist of 6" minimum untreated road base.
4. Pavement section shall consist of 3.5" of asphalt over 7" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

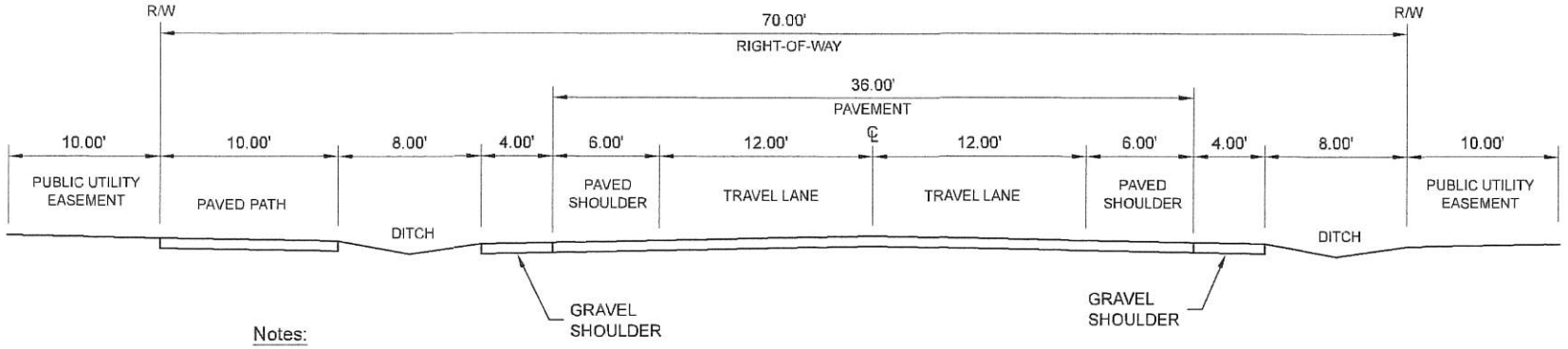
CITY OF HURRICANE ENGINEERING

MINOR ARTERIAL
RURAL ROAD CROSS SECTION

STANDARD DWG. NO.	
RU RD - 105	1 OF 1
APPROVED: YES	SCALE: 1"=15'
DATE: 8/6/2020	BY: H.C.E.

REVISIONS		
DATE	DESCRIPTION	BY

MAJOR COLLECTOR
RURAL ROAD SECTION



Notes:

1. Major Collector serves 201-600 units.
2. See active transportation plan for location of paved path requirements.
3. Gravel Shoulder shall consist of 6" minimum untreated road base.
4. Pavement section shall consist of 3" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

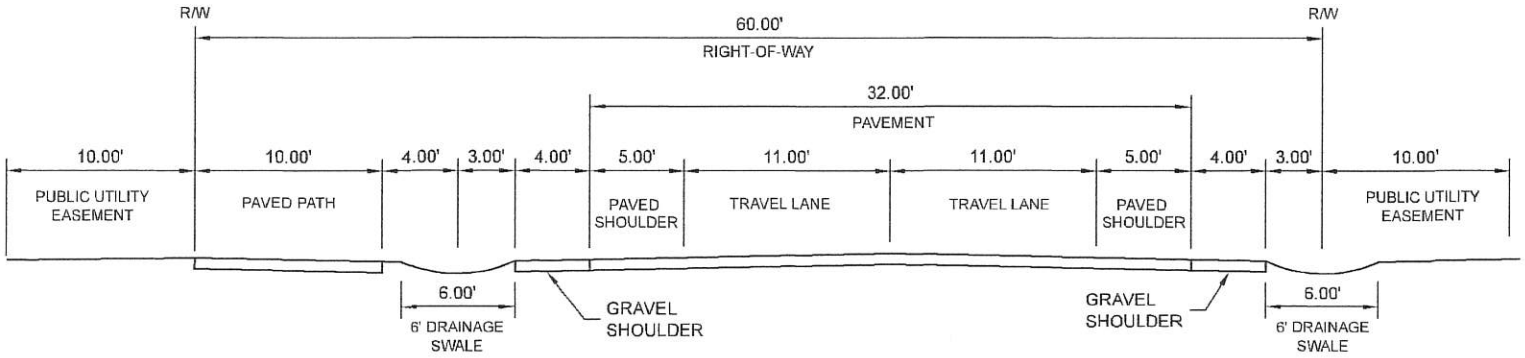
CITY OF HURRICANE ENGINEERING

MAJOR COLLECTOR
RURAL ROAD CROSS SECTION

STANDARD DWG. NO.	
RU RD - 104	1 OF 1
APPROVED: YES	SCALE: 1"=10'
DATE: 8/6/2020	BY: H.C.E.

REVISIONS		
DATE	DESCRIPTION	BY

MINOR COLLECTOR
RURAL ROAD SECTION



Notes:

1. Minor Collector serves 101-200 units.
2. See active transportation plan for location of paved path requirements.
3. Gravel Shoulder shall consist of 6" minimum untreated road base.
4. Pavement section shall consist of 3" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

CITY OF HURRICANE ENGINEERING

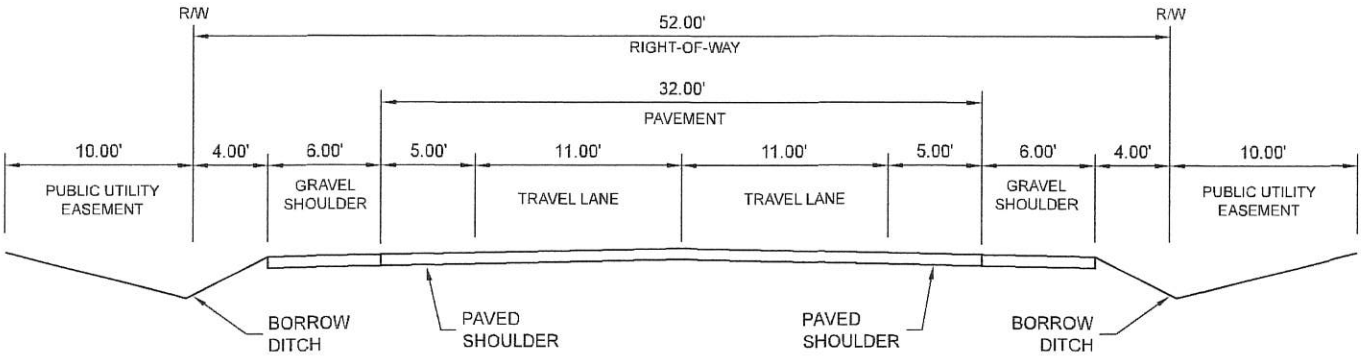
STANDARD DWG. NO.
RU RD - 103 | 1 OF 1
APPROVED: YES | SCALE: 1"=10'
DATE: 8/6/2020 | BY: H.C.E.

MINOR COLLECTOR RURAL ROAD
RURAL ROAD CROSS SECTION

REVISIONS

DATE	DESCRIPTION	BY

RESIDENTIAL STANDARD
RURAL ROAD CROSS SECTION



Notes:

1. Residential Standard serves 51-100 units.
2. Gravel Shoulder shall consist of 6" minimum untreated road base.
3. Pavement section shall consist of 2.5" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

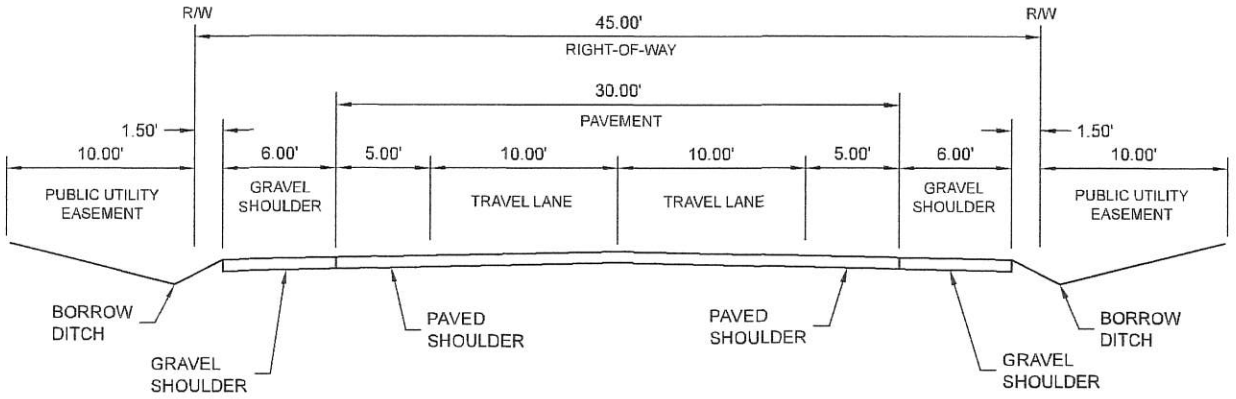
CITY OF HURRICANE ENGINEERING

RESIDENTIAL STANDARD
RURAL ROAD CROSS SECTION

STANDARD DWG. NO.	
RU RD - 102	1 OF 1
APPROVED: YES	SCALE: 1"=10'
DATE: 8/6/2020	BY: H.C.E.

REVISIONS		
DATE	DESCRIPTION	BY

RESIDENTIAL LOCAL
RURAL ROAD SECTION



Notes:

1. Residential Local serves 11-50 units.
2. Gravel Shoulder shall consist of 6" minimum untreated road base.
3. Pavement section shall consist of 2.5" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

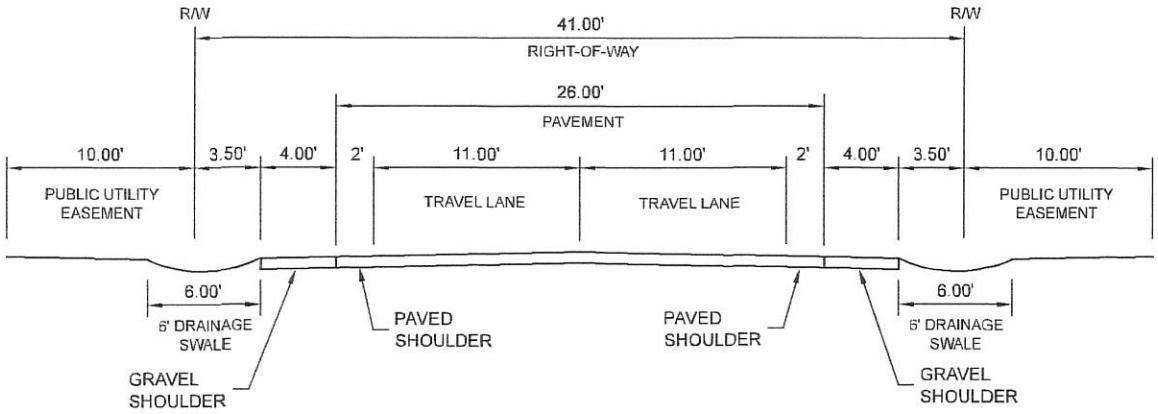
CITY OF HURRICANE ENGINEERING

RESIDENTIAL LOCAL ROADWAY
RURAL ROAD CROSS SECTION

STANDARD DWG. NO.	
RU RD - 101	1 OF 1
APPROVED: YES	SCALE: 1"=10'
DATE: 8/6/2020	BY: H.C.E.

REVISIONS		
DATE	DESCRIPTION	BY

RESIDENTIAL MINIMUM
RURAL ROAD CROSS SECTION



Notes:

1. Residential Minimum serves 10 units or less.
2. Gravel Shoulder shall consist of 6" minimum untreated road base.
3. Pavement section shall consist of 2.5" of asphalt over 6" of road base, minimum. Additional thickness may be required as recommended by a geotechnical study.

CITY OF HURRICANE ENGINEERING

RESIDENTIAL MINIMUM ROADWAY
RURAL ROAD CROSS SECTION

STANDARD DWG. NO.	
RU RD - 100	1 OF 1
APPROVED: YES	SCALE: 1"=10'
DATE: 8/6/2020	BY: H.C.E.

REVISIONS		
DATE	DESCRIPTION	BY