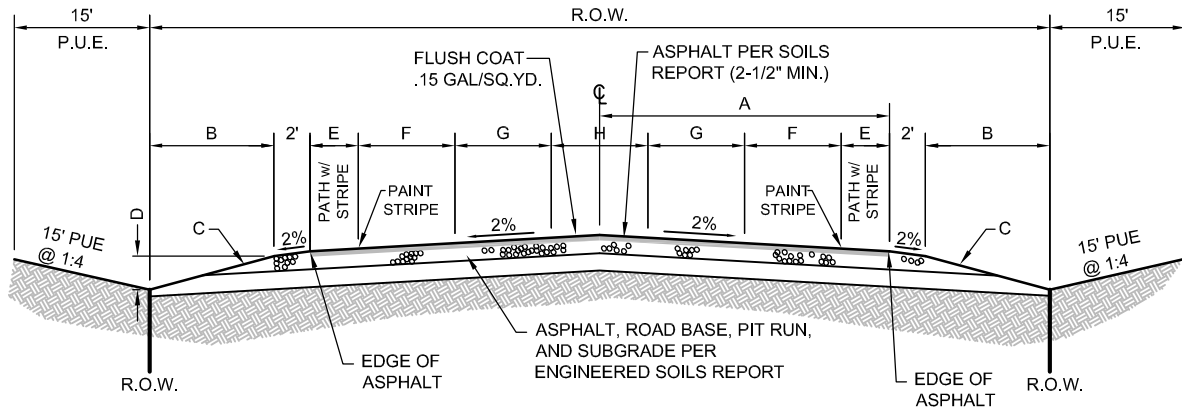


NOTES:

1. THIS DETAIL CAN ONLY BE USED IN THE RESIDENTIAL ESTATES (RE) ZONE WHEN THE ROAD SLOPE IS LESS THAN 5% AND THE ROAD MUST HAVE FRONTING RESIDENTIAL LOTS WITH CIRCULAR DRIVEWAYS.
2. AREAS WITH SLOPES EQUAL TO OR GREATER THAN 5% WILL REQUIRE FULL IMPROVEMENTS OF CURB, GUTTER, AND SIDEWALK.
3. THE ROAD MUST HAVE A MINIMUM LONGITUDINAL SLOPE OF 0.25%, WITH AN EXCEPTION AT INTERSECTIONS TO GO FLATTER AS LONG AS 2% CROSS-SLOPE IS MAINTAINED FOR DRAINAGE.
4. RIPRAP WITH 8 OZ. NON-WOVEN GEOTEXTILE FABRIC IS REQUIRED IN DITCH FLOWLINE IF FLOW IS GREATER THAN 2 CFS OR IF CALCULATIONS SHOW SCOUR POTENTIAL.
5. RIPRAP WITH 8 OZ. NON-WOVEN GEOTEXTILE FABRIC IS REQUIRED IN LOCATIONS WHERE UTILITIES COULD BE IMPACTED BY SCOUR. RIPRAP WITH FABRIC IS REQUIRED AT ALL WATER METERS, FIRE HYDRANTS, AND STREET LIGHTS TO PREVENT SCOUR.
6. REFER TO DETAIL R4C FOR DRIVEWAY ACCESS.
7. POSTED SPEED LIMIT MUST BE 25 MPH.
8. IF A MASTER-PLANNED TRAIL IS REQUIRED, THEN USE EITHER DETAIL R4F OR USE THIS DETAIL WITH THE TRAIL LOCATED IN AN EASEMENT OUTSIDE THE RIGHT-OF-WAY.
9. THIS DETAIL IS NOT ALLOWED ON MAJOR ARTERIALS.
10. WATER METERS, FIRE HYDRANTS, AND STREET LIGHTS SHALL BE LOCATED AT LEAST 10 FEET OUTSIDE THE ROW AT AN ELEVATION AT LEAST AS HIGH AS THE ADJACENT EDGE OF ASPHALT.
11. MINIMUM ASPHALT THICKNESS IS 2-1/2", MINIMUM COMPACTED ROAD BASE THICKNESS IS 6", AND MINIMUM COMPACTED PIT RUN MATERIAL THICKNESS IS 8". PIT RUN MATERIAL CAN BE ELIMINATED IF NATIVE MATERIAL MEETS OR EXCEEDS PIT RUN MATERIAL STANDARD GRADATION. COMPACTED SUBGRADE THICKNESS SHALL BE ACCORDING TO THE SOILS REPORT.
12. A DRAINAGE STUDY IS REQUIRED TO ENSURE THAT THE DRAINAGE IS CONTROLLED PROPERLY. STORM DRAIN PIPES WILL BE REQUIRED IF THE BORROW DITCHES CANNOT HANDLE THE DRAINAGE.



**MASTER-PLANNED
TYPICAL RURAL ROAD SECTIONS FOR RESIDENTIAL ESTATES
ZONE w/ SLOPES < 5% & ROADS w/ FRONTING LOTS
THAT HAVE CIRCULAR DRIVEWAYS**

N.T.S.

STREET	ROW	A	B	C	D	E	F	G	H
MAJOR COLLECTOR	66'	18.5'	12.5'	1:5	2.5'	6.5'	12'	0	0
MINOR ARTERIAL	75'	23'	12.5'	1:5	2.5'	6'	11'	0	12'

MINOR COLLECTOR - USE DETAIL R4A "TYPICAL LOCAL ROAD SECTION FOR RESIDENTIAL ESTATES ZONE w/ SLOPES < 5%"

SHEET NO.
R4B
FILE:
R04B

**MASTER-PLANNED TYPICAL ROAD SECTIONS
IN THE RE ZONE ON ROADS w/ FRONTING
LOTS THAT HAVE CIRCULAR DRIVEWAYS**

REVISIONS		
DATE	DESCRIPTION	BY
11/2021	DETAIL R4B ADDED TO STANDARDS	J.A.S.

CEDAR CITY
10 NORTH MAIN STREET
CEDAR CITY, UTAH 84780
PH. (435) 698-2943

SCALE: N.T.S.	DATE: 12/2021
DRAWN: T.B.M.	CHECKED: J.A.S.