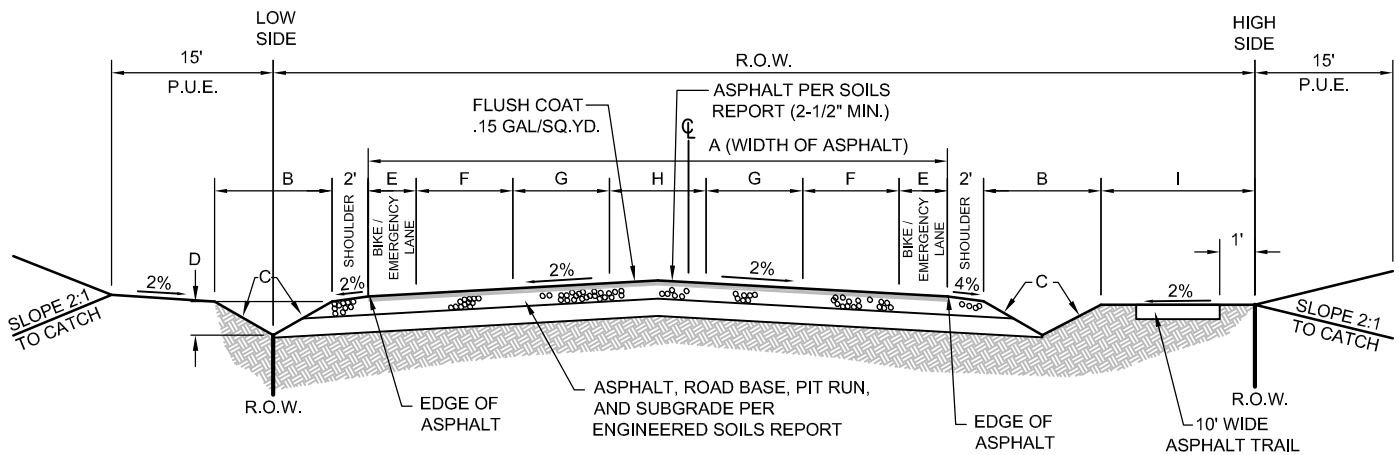


**NOTES:**

1. THIS DETAIL IS ALLOWED IN THE RESIDENTIAL ESTATES (RE) ZONE WHEN THE ROAD SLOPE IS LESS THAN 5%.
2. THIS DETAIL IS ALLOWED ON EXISTING ROADS IN ALL ZONES THAT HAVE A CENTERLINE GRADE <0.4% (UNLESS THERE IS EXISTING C&G ON THE OPPOSITE SIDE, OR IF THERE IS EXISTING C&G DOWNSTREAM THAT WILL NEED TO BE TIED INTO.)
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 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.
5. AREAS IN RE ZONE WITH SLOPES GREATER THAN 5% WILL REQUIRE FULL IMPROVEMENTS OF CURB, GUTTER & SIDEWALK.
6. REFER TO DETAIL R4C FOR DRIVEWAY ACCESS. 15-INCH CULVERT MUST BE RCP DUE TO MINIMAL COVER.
7. 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.
8. 10-FOOT WIDE ASPHALT TRAIL SHALL BE INSTALLED PER DETAIL LS1, TYPICALLY ON THE HIGH SIDE OF THE ROAD.
9. WATER METERS, FIRE HYDRANTS, AND STREET LIGHTS SHALL BE LOCATED BEHIND THE TRAIL AT THE ROW LINE ON THE TRAIL SIDE. ON THE OPPOSITE SIDE, THESE UTILITIES SHALL BE LOCATED AT LEAST 10 FEET OUTSIDE THE ROW AT AN ELEVATION AT LEAST AS HIGH AS THE ADJACENT EDGE OF ASPHALT.
10. 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.
11. ROAD CROWN IS OFFSET FROM R.O.W. CENTERLINE.
12. AS AN ALTERNATIVE, THE MASTER-PLANNED ROAD WIDTHS CAN REMAIN STANDARD AT 66', 75', 100'. HOWEVER, THE ADDITIONAL TRAIL WIDTH WILL NEED TO BE PROVIDED AS A DEEDED PUBLIC TRAIL EASEMENT.



**MASTER-PLANNED  
TYPICAL RURAL ROAD SECTIONS w/  
MASTER-PLANNED TRAIL ON ONE SIDE**

N.T.S.

STREET	ROW	A	B	C	D	E	F	G	H	I
MAJOR COLLECTOR	73'	34'	15'	1.5	1.5'	5'	0'	12'	0'	12.5'
MINOR ARTERIAL	83'	44'	15'	1.5	1.5'	5'	0'	11'	12'	12.5'
MAJOR ARTERIAL	105'	66'	15'	1.5	1.5'	5'	11'	11'	12'	12.5'

SHEET NO.  
**R4F**  
FILE:  
R04F

**MASTER-PLANNED TYPICAL ROAD  
SECTIONS w/ MASTER-PLANNED  
TRAIL ON ONE SIDE**

REVISIONS		DATE	DESCRIPTION	BY
11/2021	DETAIL R4F ADDED TO STANDARDS			J.A.S.

**CEDAR CITY**  
10 NORTH MAIN STREET  
CEDAR CITY, UTAH 84720  
PH: (435) 698-2943

SCALE:  
N.T.S.  
DRAWN:  
T.B.M.

DATE:  
12/2021  
CHECKED:  
J.A.S.