Diamond Springs Circulation and Financing Plan Recommended Road Improvements

ROAD NAME	DESIGN	ROAD	RIGHT	DESIGN	EXCEPTIONS/ NOTES
	STANDARD	WIDTH	OF	SPEED	
A D	PLAN	*	WAY	251.	2 Land Davis and David and to TC
A-B Union Mine	Std Plan 101 B	40 ft	60 ft	35 mph	2-Lane Regional Road on the TC- 1 Map. 3,400-ft of road
Road (Hwy 49					improvement (0.64 mile)
to Truscott					improvement (0.04 nine)
Lane)					
Potential CIP					
project					
В-С	Modified Std Plan	42ft min	60ft	25 mph	Curb, and gutter. A 4ft sidewalk
Truscott Lane	101B (3"AC over		preferred		on the north side of roadway is
(Union Mine	8"AB Min. or as		but 50ft		required. Parking allowed on the
Road to the	recommended by		allowed		north side in an 8ft wide paved shoulder. A 5ft wide bike lane on
west edge of the McCann	geotechnical engineer)		due to		both sides.
property)	engineer)		straints		both sides.
property)			Straints		
9. McCann					
C-D	Modified Std Plan	48 ft	60ft	25 mph	Curb, gutter, and 4ft sidewalks on
Truscott to	101B (3"AC over	(parking		1	both sides required. A 4ft wide
Solstice	8"AB Min. or as	allowed			bike lane on both sides of the
(onsite)	recommended by	either			roadways consistent with the
	geotechnical	side)			Highway Design Manual.
9. McCann	engineer)	200	50C	25 1	
D-E	Modified Std Plan	28ft	50ft	25 mph	Curb and gutter required. No
Solstice Circle South (from	101B (3"AC over 8"AB Min. or as				sidewalks required. No Parking signs to be installed by applicant.
eastern edge of	recommended by				signs to be instance by applicant.
McCann TM to	geotechnical				(Frontage improvements by
existing	engineer)				future project. Existing Solstice
Solstice Circle					24ft)
South)					
9. McCann	36 116 1 6 1 7 1	40.6	60.6	25 :	
F-G	Modified Std Plan	48 ft	60ft	25 mph	Type 2 vertical curb, gutter, and
Oakdell to	101B (3"AC over 8"AB Min. or as				4ft sidewalks on both sides and 4ft bike lanes on both sides.
Argonaut Drive (onsite)	recommended by				411 DIKE TAILES OII DOUT SIGES.
(Olisite)	geotechnical				Applicant to provide G-H offsite
	engineer)				connection or G-F connection
8. Diamond					(along with G-S connection).
Dorado					Project must provide two points

					of access.
G-H Argonaut Drive (onsite Diamond Dorado project to existing Argonaut) 8. Diamond Dorado or Lake Oaks Subdivision	Modified Std Plan 101B (3"AC over 8"AB Min. or as recommended by geotechnical engineer)	48 ft (parking allowed either side) onsite, 28 ft offsite	60ft	25 mph	Curb, gutter, and 4ft sidewalks on both sides required onsite. A 4ft wide bike lane on both sides of the roadways consistent with the Highway Design Manual. Applicant to provide G-H offsite connection or G-F connection (along with G-S connection). Project must provide two points of access. (Frontage improvements by
G-R Street B 8. Diamond Dorado	Modified Std Plan 101B (3"AC over 8"AB Min. or as recommended by geotechnical engineer)	48 ft (parking allowed either side)	60ft	25 mph	future project). Curb, gutter, and 4ft sidewalks on both sides required. A 4ft wide bike lane on both sides of the roadways consistent with the Highway Design Manual.
J-N Fowler Lane to Argonaut Drive 7. Stonehenge	Modified Std Plan 101B (3"AC over 8"AB Min.)	40ft	60ft	25 mph	Type 2 vertical curb, gutter, and 4ft sidewalks on one side Parallel Parking allowed both sides.
M-N-I Faith Lane (from Pleasant Valley to Argonaut) 7. Stonehenge	Modified Std Plan 101B (3"AC over 8"AB Min.) Std Plan 103D	48 ft (parking allowed either side) or 32 ft without parking	60ft	35 mph	Type 2 vertical curb, gutter, and 4ft sidewalks on both sides (allowed by design waiver). Parallel Parking allowed both sides. Class I Bike Paths can be substituted for Class II Bike Lanes if the beginning and ending points are the same.
K-O Wrangler Road (offsite from SR 49 to Road A) 6. Oak Highlands	Modified Std Plan 101B (3"AC over 8"AB Min.) Std Plan 103D	40ft	50ft	35 mph	Type 2 vertical curb, gutter, and 4ft sidewalks on both sides (allowed by design waiver)
O-L Road A (onsite to Crystal Dr) 6. Oak Highlands	Modified Std Plan 101B (3"AC over 8"AB Min.)	40ft	50ft	35 mph	Type 2 vertical curb, gutter, and 4ft sidewalks on both sides (allowed by design waiver).

N-P	Modified Std Plan	40ft	50ft	25 mph	Type 2 vertical curb, gutter, and
Faith Lane to	101B (3"AC over				4ft sidewalks on both sides
Oak Highlands	8"AB Min.)				(allowed by design waiver).
TM					
7. Stonehenge /					
Oak Highlands					
R-Q	Modified Std Plan	48 ft	60ft	35 mph	Curb, gutter, and 4-ft sidewalks
Street B	101B (3"AC over	(parking			on both sides required. A 4ft wide
(onsite)	8"AB Min. or as	allowed			bike lane on both sides of the
	recommended by	either			roadways consistent with the
9. McCann	geotechnical	side)			Highway Design Manual.
	engineer)				