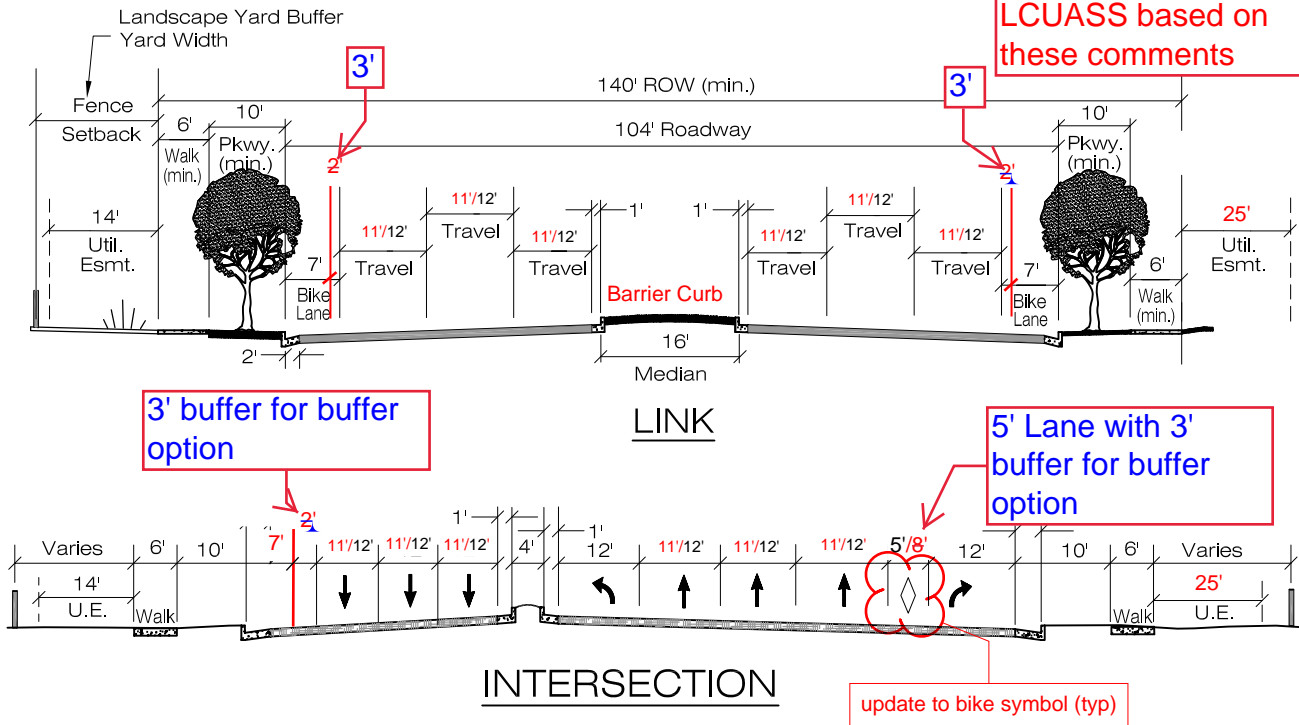


LOVELAND ONLY

Update Table 7-2 & 7-4 & other sections of LCUASS based on these comments



ROADWAY WIDTH: 104'

RIGHT OF WAY WIDTH: 140' (min.) plus 28' (min.) utility easement.

TRAVEL LANES: Six lanes, 12' wide (**Buffered** of gutter or 12" from face of curb where no gutter).

RIGHT TURN LANE: 12' wide required at intersections or accesses receiving more than 200 right turning vehicles per hour.

BIKE LANES: Two lanes, 5' wide (exclusive of gutter).

PARKING: None. **PROTECTED BIKE LANE OPTIONS:** Options will vary depending on the project and will require City Engineer approval

TREE LAWN: 10' (min.) wide. Additional width optional.

SIDEWALK: 6' (min.) wide ~~if~~ detached by at least 10'. Additional width may be required for higher pedestrian traffic in and leading to activity centers. ~~2' (min.) wide attached for redevelopment.~~

MEDIAN: Center Median: 16' wide. (4' wide in left turn lane area). Colored concrete, painted or landscaped. See **Table 7-2**. See **CONST. DWG. 801**. (6" concrete flag stone brown)

WHERE USED: These specifications shall apply as required by the Local Entity when a major arterial street is shown on the Master Street Plan, or when the traffic volume on the street is anticipated to be 32,001 to 48,000 vpd.

DESIGN SPEED: 50 MPH

POSTED SPEED: 45 MPH

ACCESS: No primary access to individual lots. 1/2 mile spacing for signalized intersections.

CONTINUITY: Unlimited

FENCES: Fences shall be placed outside of the landscape buffer yard.

LANDSCAPING: Tree Lawn, Median, and Buffer Area landscaping maintenance shall be the responsibility of the adjacent property owner or HOA. **add Metro Districts**

CURB AND GUTTER: Vertical curb and gutter.

Cross Section may vary on State Highways, approved corridor studies or adopted IGA's with adjacent jurisdictions

6-LANE ARTERIAL STREET

LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

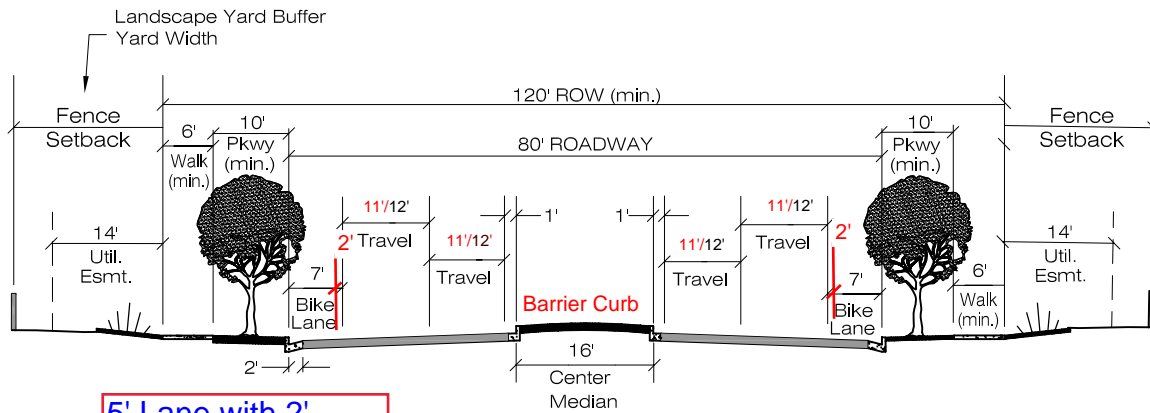
REVISION NO:

DATE: ~~September~~, 2016

FIGURE

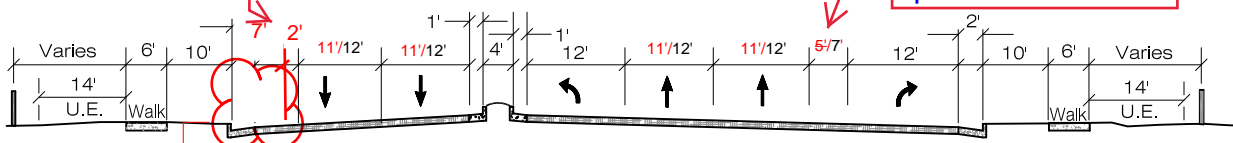
7-1L

LOVELAND ONLY



5' Lane with 2' buffer for buffer option

5' Lane with 2' buffer for buffer option



update to bike symbol (typ)

INTERSECTION

ROADWAY WIDTH: 80' between intersections; 104' at intersections; 116' at intersections with double left turn lanes.

RIGHT OF WAY WIDTH: 120' (min.) between intersections; 140' at intersections plus 28' (min.) utility easement.

TRAVEL LANES: 4 lanes, 12' wide (exclusive of gutter or 12" from face of curb where no gutter).

LEFT TURN LANE: 12' wide, required at intersection. **BUFFERED**

BIKE LANES: 2 lanes, 5' wide (exclusive of gutter) **PROTECTED BIKE LANE OPTIONS:** Options will vary depending on the project and will require City Engineer approval

PARKING: None.

PARKWAY: 10' (min.) width. Additional width optional.

SIDEWALK: 6' (min.) wide if detached by at least 10'. Additional width may be required for higher pedestrian traffic in and leading to activity areas. ~~6' (min.) wide attached for redevelopment.~~

MEDIAN: Center Median: 18' wide (6' wide in left turn lane area). Colored concrete, painted, or landscaped. See **Table 7-2. (6" concrete flag stone brown)**

WHERE USED: These specifications shall apply as required by the Local Entity when a major arterial street is shown on the Master Street Plan, or when the traffic volume on the street is anticipated to be 16,001 to 32,000 vpd..

DESIGN SPEED: 50 MPH

POSTED SPEED: 45 MPH

ACCESS: No primary access to individual lots permitted. 1/2 mile spacing for signalized intersections.

CONTINUITY: Unlimited.

FENCES: Fences shall be placed outside of the landscaping buffer yard.

LANDSCAPING: Tree, Lawn, Median, and Buffer Area landscaping maintenance shall be the responsibility of the adjacent property owner, or HOA. **add Metro Districts**

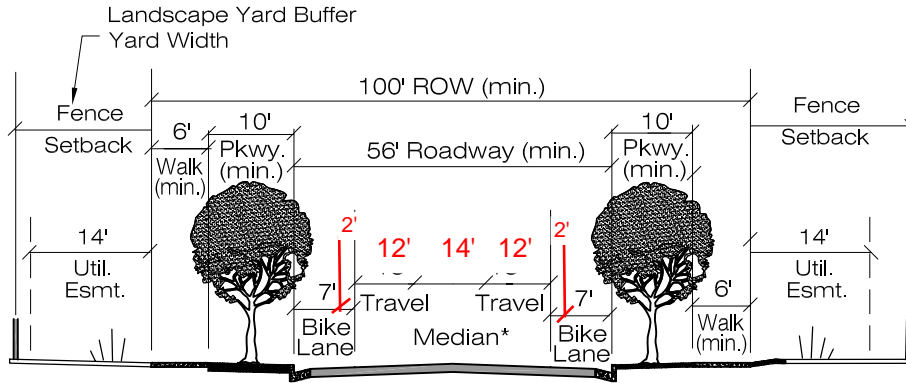
CURB AND GUTTER: Vertical curb and gutter.

Add Note: Cross Section may vary on State Highways, approved corridor studies or adopted IGA's with adjacent jurisdictions

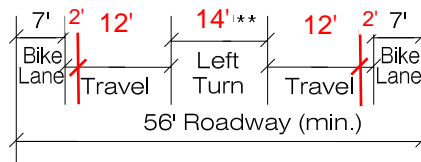
4-LANE ARTERIAL STREET

LARIMER COUNTY URBAN AREA STREET STANDARDS	DESIGN FIGURE	REVISION NO:	FIGURE 7-2L
		DATE: September, 2016	

LOVELAND ONLY



LINK



** Continuous left turn lane as determined by the Local Entity. Additional auxiliary lanes may be needed as determined by the Local Entity. Raised median may be required.

INTERSECTION

ROADWAY WIDTH: 56' (min.) (Widen where a right turn lane is required).

RIGHT OF WAY WIDTH: 100' (min.) plus 28' (min.) utility easement.

TRAVEL LANES: **Two lanes, 12' wide**

LEFT TURN LANES: 12' wide, required at intersection.

BIKE LANES: **Two lanes, 7' wide with 2' buffers**

PARKING: None

PARKWAY: 10' (min.) width. Additional roadway and right of way width optional. ~~No parkway required if attached walk is used for redevelopment.~~

SIDEWALK: 6' (min.) wide if detached by at least 10'. Additional width may be required for higher pedestrian traffic in and leading to activity areas. ~~6' (min.) wide attached for redevelopment.~~

MEDIAN: **14'** (min.). Painted median or raised median if required.

WHERE USED: These specifications shall apply as required by the Local Entity when a Collector street is shown on the Master Street Plan or when the traffic volume on the street is anticipated to be 7,000 to 16,000 vpd. See **Table 7-2**.

DESIGN SPEED: 45 MPH

POSTED SPEED: 40 MPH

ACCESS: No primary access to individual lots. See **Table 7-2**.

CONTINUITY: Unlimited

FENCES: Fences shall be placed outside of the landscaped buffer yard.

LANDSCAPING: Tree, Lawn, Median, and Buffer Area landscaping maintenance shall be the responsibility of the adjacent property owner or HOA. **add Metro Districts**

CURB AND GUTTER: Vertical.

2-LANE ARTERIAL STREET

LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

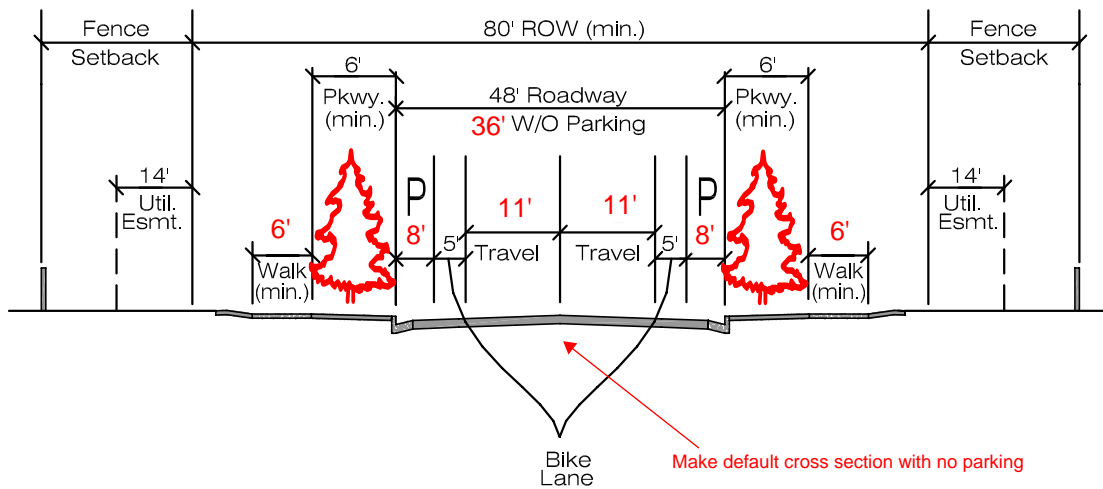
REVISION NO:

DATE: September, 2016

FIGURE

7-3L

LOVELAND ONLY



ROADWAY WIDTH: 48' with parking. 36' without parking. 50' without parking but with left turn lane.

RIGHT OF WAY WIDTH: 80' (min.) plus 14' (min.) utility easement each side.

TRAVEL LANES: Two lanes, 11' wide.

BIKE LANES: Two lanes, 5' wide when adjacent to a parking or turn lane, 7' wide when adjacent to the curb.

PARKING: Developer needs to demonstrate a need for parking if to be installed. (No parking within 200' of intersections)

PARKWAY: 6' (min.) width.

SIDEWALK: 6' (min.) width, detached.

Additional width may be required for higher pedestrian traffic in and leading to activity areas.

MEDIAN: None. Additional width would be required for development requested medians.

WHERE USED: These specifications shall apply as required by the Local Entity, when a Collector street is shown on the Master Street Plan or when the traffic volume on the street is anticipated to be in the range of 3,001 to 7,000 vehicles per day.

DESIGN SPEED: 35 MPH **If intersections are greater or equal to 1/2 mile spacing**

~~POSTED SPEED: 35 MPH~~ **the City can increase the Posted Speed**

ACCESS: 1 forward-direction access per lot (if access cannot be provided from a street of lower classification).

CONTINUITY: 2 miles

FENCES: Fences shall be placed outside of the landscaped buffer yard.

PARKWAY LANDSCAPING: Tree Lawn, Median, and Buffer Area landscaping shall be the responsibility of the adjacent property owner or HOA. **add Metro Districts**

CURB AND GUTTER: Vertical.

STRIPING: The centerline and separate bike and parking lanes shall be marked on the pavement in conformance with the requirements of Chapter 14 Traffic Control Devices and CONST. DWG. 1408L.

MAJOR COLLECTOR/COMMERCIAL COLLECTOR STREET

LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

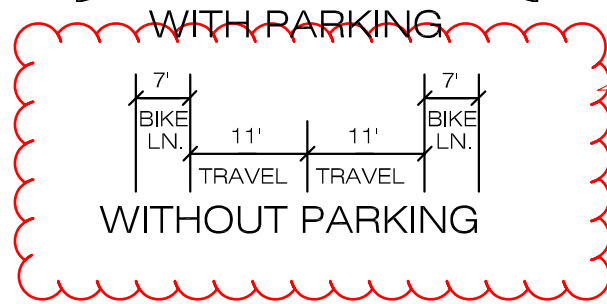
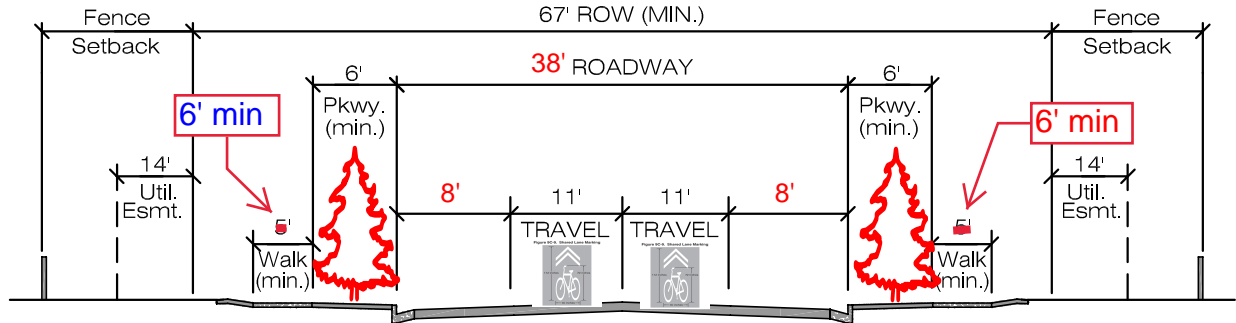
REVISION NO:

DATE: September, 2016

FIGURE

7-4L

LOVELAND ONLY



ROADWAY WIDTH: 44' with parking: 36' without parking.

RIGHT OF WAY WIDTH: 60' (min.) plus 28' (min.) utility easement.

TRAVEL LANES: Two lanes, 11' wide.

LEFT TURN LANES: 11' wide at intersections where needed.

BIKE LANES: Two lanes, 7' wide. If parking approved on street sharrows as per MUTCD standard shall be installed

PARKING: Developer needs to demonstrate a need for parking if to be installed.(None provided at intersections)

PARKWAY: 6' (min.) width. ~~Parkways are optional only when sidewalks are adjacent to single family residential homes.~~

SIDEWALK: 5' (min.) width, detached. ~~Sidewalks may be attached when adjacent to single family residential homes.~~

MEDIAN: None. Additional roadway and right of way width would be required for development requested medians.

WHERE USED: These specifications shall apply as required by the Local Entity when a Collector street is shown on the Master Street Plan or when the traffic volume on the street is anticipated to be in the range of 1,000 to 3,000 vehicles per day (in accordance with A.C.F. ordinance).

DESIGN SPEED: 30 MPH

POSTED SPEED: 25 MPH

ACCESS: Maximum of two (2) per lot per street frontage.

CONTINUITY: The street shall be continuous for no more than 2640 feet.

FENCES: Fences shall be placed outside of the landscaped buffer yard.

LANDSCAPING: Tree, Lawn, Median, and Buffer Area landscaping shall be the responsibility of the adjacent property owner or HOA. **add Metro Districts**

CURB AND GUTTER: Vertical, drive-over, or rollover. See Table 7-2.

Show rollover graphically with detached sidewalk

STRIPING: Center line only.

MINOR COLLECTOR STREET

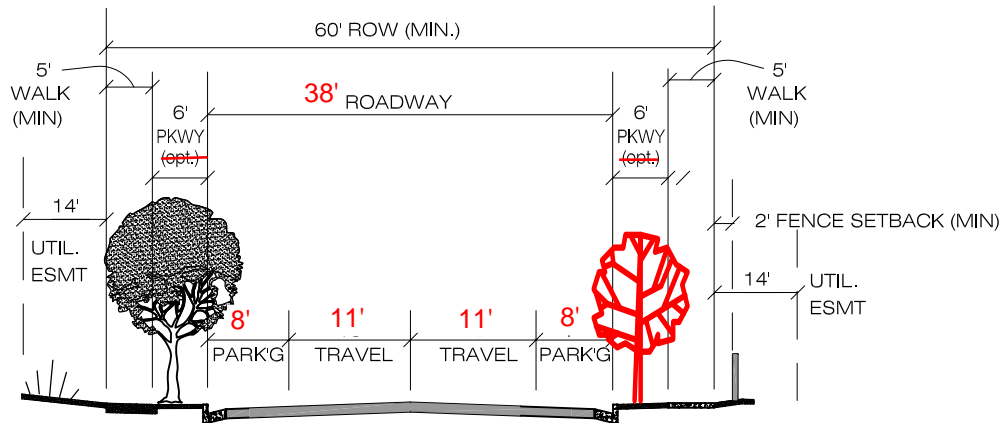
LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

REVISION NO: 1
DATE: September, 2016

FIGURE
7-5L

LOVELAND ONLY



ROADWAY WIDTH: 38' wide (with parking).

RIGHT OF WAY WIDTH: 60' (min.) plus 28' (min.) utility easement.

LEFT TURN LANES: 11' wide at intersections where needed.

BIKE LANES: Share street.

PARKING: Two lanes wide shared with bikes. None provided at intersections.

PARKWAY: ~~Not required.~~ 6' (min.) width ~~where used.~~

SIDEWALK: 5' (min.) width ~~attached or~~ detached. Additional width may be required within and leading to activity areas.

MEDIAN: None. Additional width required for development requesting medians.

WHERE USED: These specifications shall apply to streets used in commercial areas for local access and circulation, when the traffic volume on the street is anticipated to be in the range of 201 to 1,000 ADT.

DESIGN SPEED: 30 MPH

POSTED SPEED: 25 MPH

ACCESS: No limit.

CONTINUITY: Streets are limited in length to 660 feet.

FENCES: Setback a minimum of 2' from the edge of the sidewalk.

PARKWAY LANDSCAPING: Tree Lawn, Median, and Buffer Area landscaping shall be the responsibility of the adjacent property owner or HOA. **add Metro Districts**

CURB AND GUTTER: Vertical, rollover, or driveover.

3 feet (UDC amendment)

COMMERCIAL/INDUSTRIAL LOCAL STREET

LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

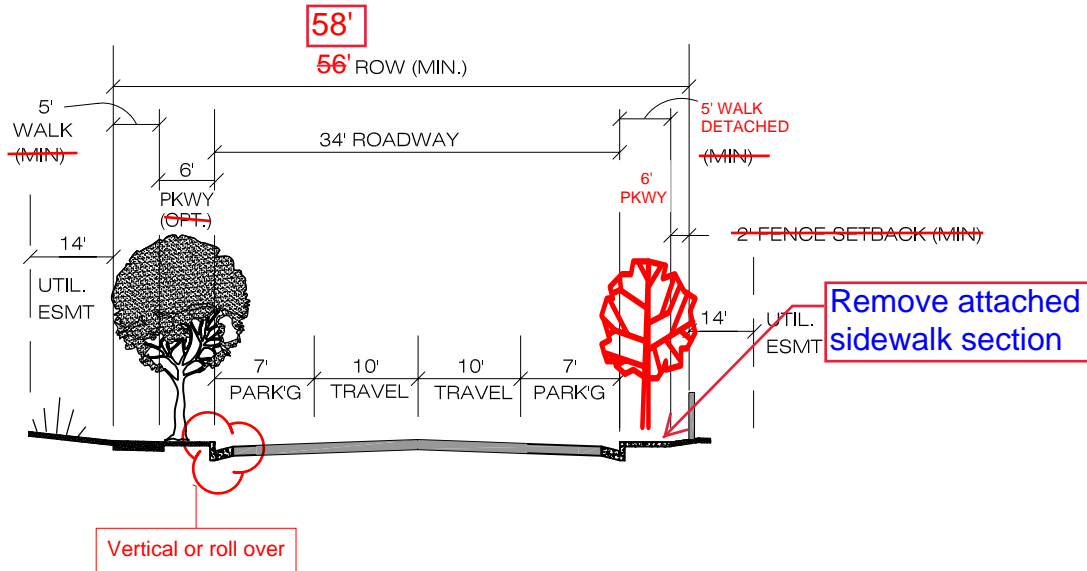
REVISION NO:

DATE: September, 2016

FIGURE

7-6L

LOVELAND ONLY



ROADWAY WIDTH: 34' wide (with parking).

RIGHT OF WAY WIDTH: 56' (min.) plus 28' (min.) utility easement.

BIKE LANES: Share street.

vertical curb is

PARKING: Two lanes 7' wide shared with bikes.

PARKWAY: ~~Not required.~~ 6' (min.) width where used. 7' (min.) where driveover or rollover is used

SIDEWALK: 5' (min.) width ~~attached or~~ detached. Additional width may be required within and leading to activity areas.

MEDIAN: None. Additional width required for development requesting medians.

WHERE USED: These specifications shall apply to streets used in residential areas for local access and circulation, when the traffic volume on the street is anticipated to be in the range of 201 to 1,000 vpd.

DESIGN SPEED: 25 MPH

SPEED LIMIT: 25 MPH

ACCESS: No limit.

CONTINUITY: Streets are limited in length to 660 feet.

FENCES: Setback a minimum of 2' from the edge of the sidewalk.

PARKWAY LANDSCAPING: Tree, Lawn, Median, and Buffer Area landscaping shall be the responsibility of the adjacent property owner or HOA. add Metro Districts

CURB AND GUTTER: Vertical, rollover, or driveover.

RESIDENTIAL LOCAL STREET

LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

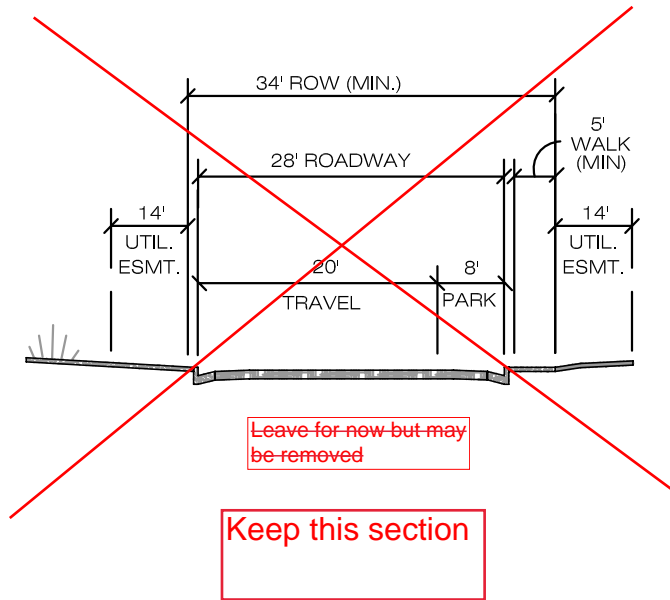
REVISION NO:

DATE: September, 2016

FIGURE

7-7L

LOVELAND ONLY



ROADWAY WIDTH: 28' wide with parking on one side, 34' with parking on both sides.

RIGHT OF WAY WIDTH: 34' (min), 39' (min) w/sidewalk on both sides, 45' (min) w/parking & sidewalk on both sides.

SIDEWALK: 5' minimum, attached or detached, on 1 side or 2 sides within ROW.

BIKE LANES: Share street.

PARKING: One side for 28' roadway; both sides for 34' roadway.

PARKWAY: Optional, 6' min. width where used.

DESIGN SPEED: 20 MPH

SPEED LIMIT: 20 MPH

CONTINUITY: Streets are limited in length to 660 feet.

SIGNS: "No Parking" signs are required on one side of the street for restricted parking if roadway width is less than 34'.

LANE

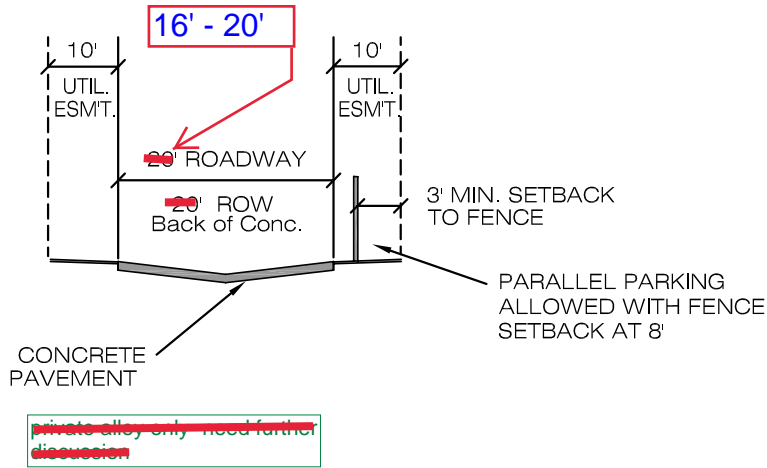
LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

REVISION NO: 1
DATE: September, 2016

FIGURE
7-8L

LOVELAND ONLY



16' to 20'

16' to 20' (20' min. width required for commercial and industrial areas or as required by Local Entity Engineer)

ROADWAY WIDTH:

RIGHT OF WAY WIDTH:

16' to 20' (20' min. width required for commercial and industrial areas or as required by Local Entity Engineer)

TRAVEL LANES: 20' wide (exclusive of gutter 1' shy distance to curb).

PARKING: None. Parking must be provided on private property.

WHERE USED: Secondary access only unless otherwise approved by the Local Entity Engineer. Traffic volume is anticipated to be less than 200 ADT.

DESIGN SPEED: N/A.

ACCESS: Access will be unlimited.

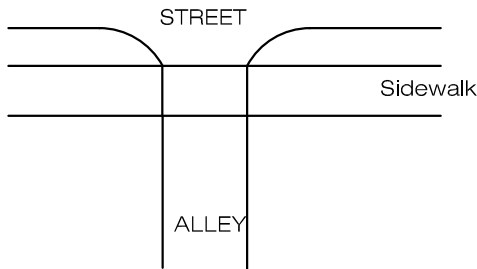
CONTINUITY: Streets are limited in length to 660 feet.

FENCES: Fences may be placed as close as 3' from the right of way line on private property.

DRIVEWAY CONNECTIONS TO ALLEYS: Driveway connections to alleys must be flared.

ALLEY CONNECTIONS TO STREETS: Where an alley intersects the right of way for a street, 10' x 10' corner cuts shall be dedicated R.O.W. for visibility as shown in Detail 1 below. These areas may be landscaped no higher than 24". No fences may encroach.

Garage Door Set Back: Setbacks shall be in accordance with the Uniform Development Code.



DETAIL 1

Alley Width FT.	Driveway Flare	
	a FT.	b FT.
20	0	0
18	2'	6'
16	4'	8'

ALLEY OPTION (A) (DRAINAGE TO CENTER)

LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

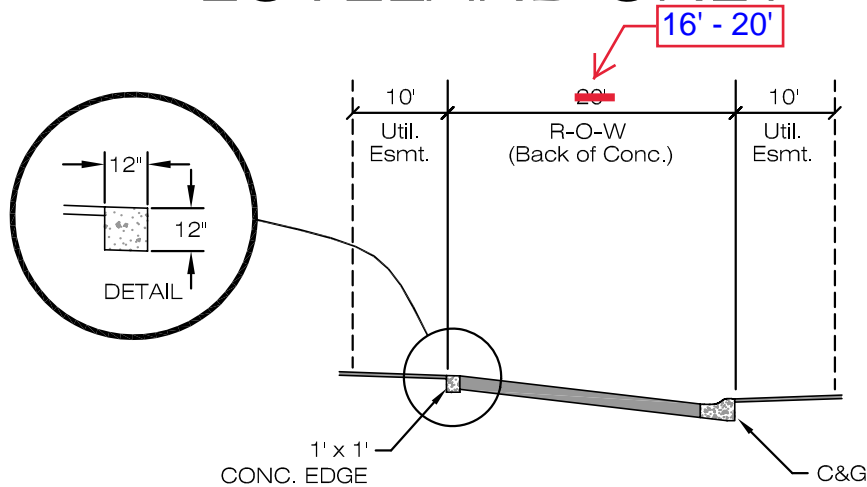
REVISION NO:

DATE: September, 2016

FIGURE

7-9L

LOVELAND ONLY



16' to 20'

16' to 20' (20' min. width required for commercial and industrial areas or as required by Local Entity Engineer)

ROADWAY WIDTH:

RIGHT OF WAY WIDTH:

16' to 20' (20' min. width required for commercial and industrial areas or as required by Local Entity Engineer)

TRAVEL LANES: 20' wide (exclusive of gutter 1' shy distance to curb).

PARKING: None. Parking must be provided on private property.

WHERE USED: Secondary access only unless otherwise approved by the Local Entity Engineer. Traffic volume is anticipated to be less than 250 ADT.

DESIGN SPEED: N/A.

ACCESS: Access will be unlimited.

CONTINUITY: Streets are limited in length to 660 feet.

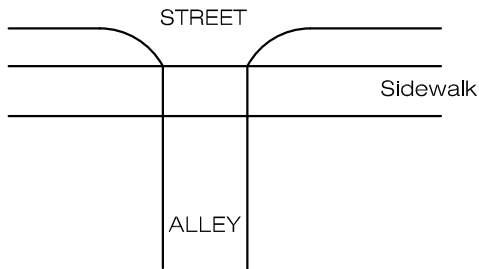
FENCES: Fences may be placed as close as 3' from the right of way line on private property.

DRIVEWAY CONNECTIONS TO ALLEYS: Driveway connections to alleys must be flared.

ALLEY CONNECTIONS TO STREETS: Where an alley intersects the right of way for a street, 10' x 10' corner cuts shall be dedicated R.O.W. for visibility as shown in Detail 1 below. These areas may be landscaped no higher than 24". No fences may encroach.

GARAGE DOOR SETBACK: ~~Option 2: 20' minimum for~~

Setbacks shall be in accordance with the Uniform Development Code.



DETAIL 1

Alley Width FT.	Driveway Flare	
	a FT.	b FT.
20	0	0
18	2'	6'
16	4'	8'

ALLEY OPTION (B) (DRAINAGE TO ONE SIDE)

LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

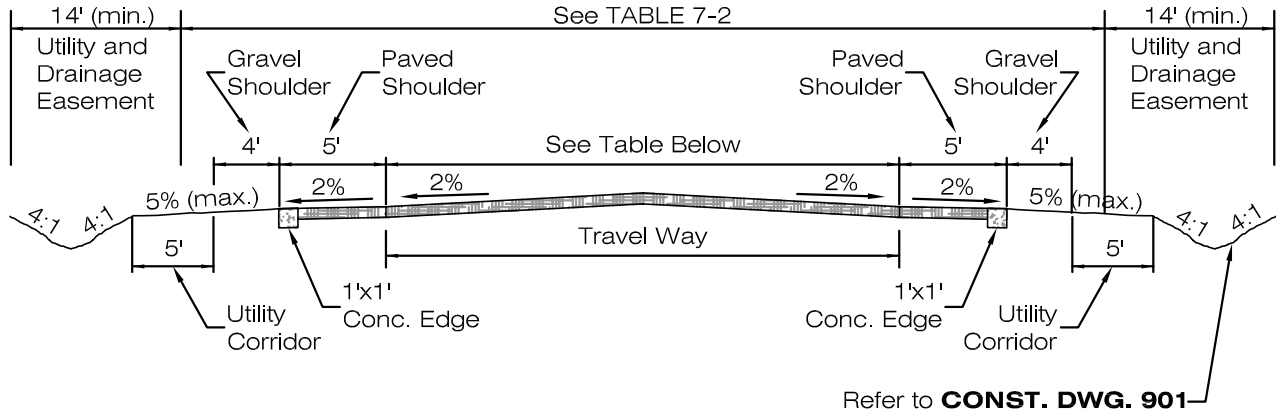
REVISION NO:

DATE: September, 2016

FIGURE

7-10L

LOVELAND ONLY



CLASSIFICATION	WIDTH OF TRAVEL WAY
Lane	18'
Local	22'
Collector	24'
Arterial	Per Local Entity

ROADWAY WIDTH: See table above.

RIGHT OF WAY WIDTH: See **TABLE 7-2**.

PARKING: No parking permitted on arterial roads. Shoulder may be used for parking on other roads.

CURB AND GUTTER: optional

2.5 min. acre lots

WHERE USED: These specifications may be used for estate type developments / ~~gross density ≤ 2 dwelling units / acre~~ or within separator or transition areas as recommended in other studies adopted by local entities.

DESIGN SPEED: See **TABLE 7-4**.

SPEED LIMIT: See **TABLE 7-4**.

GARAGE DOOR SETBACKS:

Setbacks shall be in accordance with the Uniform Development Code.

SIDEWALK: None.

BIKE LANES: Bicyclists may use the 5' paved shoulder or share the roadway with motor vehicles.

GRAVEL SHOULDERS: Surface shall be covered with a minimum of 6" Class 5 or 6 Roadbase.

CONTINUITY: See **TABLE 7-2**.

DRAINAGE MAINTENANCE: The drainage ditches are the responsibility of the adjacent property owner or HOA.

RURAL ROAD

LARIMER COUNTY
URBAN AREA
STREET STANDARDS

DESIGN
FIGURE

REVISION NO:

DATE: ~~September~~, 2016

FIGURE

7-11L