

Diamond Springs Circulation and Financing Plan Recommended Road Improvements

ROAD NAME	DESIGN STANDARD PLAN	ROAD WIDTH *	RIGHT OF WAY	DESIGN SPEED	EXCEPTIONS/ NOTES
A-B Union Mine Road (Hwy 49 to Truscott Lane) Potential CIP project	Std Plan 101 B	40 ft	60 ft	35 mph	2-Lane Regional Road on the TC-1 Map. 3,400-ft of road improvement (0.64 mile)
B-C Truscott Lane (Union Mine Road to the west edge of the McCann property) 9. McCann	Modified Std Plan 101B (3"AC over 8"AB Min. or as recommended by geotechnical engineer)	42ft min	60ft preferred but 50ft allowed due to constraints	25 mph	Curb, and gutter. A 4ft sidewalk on the north side of roadway is required. Parking allowed on the north side in an 8ft wide paved shoulder. A 5ft wide bike lane on both sides.
C-D Truscott to Solstice (onsite) 9. McCann	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	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.
D-E Solstice Circle South (from eastern edge of McCann TM to existing Solstice Circle South) 9. McCann	Modified Std Plan 101B (3"AC over 8"AB Min. or as recommended by geotechnical engineer)	28ft	50ft	25 mph	Curb and gutter required. No sidewalks required. No Parking signs to be installed by applicant. (Frontage improvements by future project. Existing Solstice 24ft)
F-G Oakdell to Argonaut Drive (onsite) 8. Diamond Dorado	Modified Std Plan 101B (3"AC over 8"AB Min. or as recommended by geotechnical engineer)	48 ft	60ft	25 mph	Type 2 vertical curb, gutter, and 4ft sidewalks on both sides and 4ft bike lanes on both sides. Applicant to provide G-H offsite connection <u>or</u> G-F connection (along with G-S connection). 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 <u>or</u> G-F connection (along with G-S connection). Project must provide two points of access. (Frontage improvements by future project).
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	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 Faith Lane to Oak Highlands TM 7. Stonehenge / Oak Highlands	Modified Std Plan 101B (<i>3"AC over 8"AB Min.</i>)	40ft	50ft	25 mph	Type 2 vertical curb, gutter, and 4ft sidewalks on both sides (allowed by design waiver).
R-Q Street B (onsite) 9. McCann	Modified Std Plan 101B (<i>3"AC over 8"AB Min. or as recommended by geotechnical engineer</i>)	48 ft (parking allowed either side)	60ft	35 mph	Curb, gutter, and 4-ft sidewalks on both sides required. A 4ft wide bike lane on both sides of the roadways consistent with the Highway Design Manual.