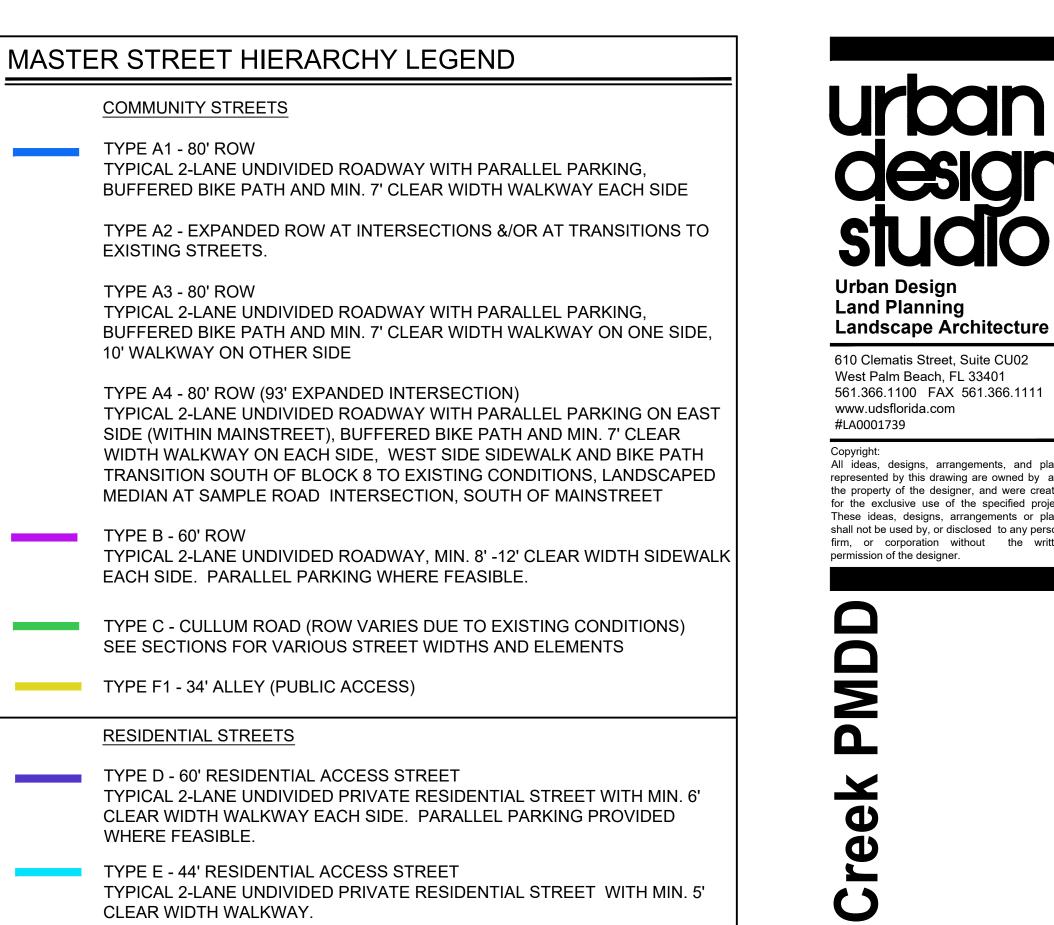
MASTER STREET NETWORK PLAN - STREET TYPE MAP



# SHEET KEY

MSNP-1.0 MASTER STREET NETWORK PLAN - STREET TYPE MAP

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

MSNP-2.0 COMMUNITY STREET TYPE 'A' - SECTION A1

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

TYPE D - 60' RESIDENTIAL ACCESS STREET

TYPE E - 44' RESIDENTIAL ACCESS STREET

RESIDENTIAL STREETS

WHERE FEASIBLE.

CLEAR WIDTH WALKWAY.

**COMMUNITY STREETS** 

TYPE A1 - 80' ROW

EXISTING STREETS.

TYPE A3 - 80' ROW

TYPE B - 60' ROW

10' WALKWAY ON OTHER SIDE

MSNP-2.1 COMMUNITY STREET TYPE 'A' - SECTION A2

MSNP-2.2 COMMUNITY STREET TYPE 'A' - SECTION A3

MSNP-2.3 COMMUNITY STREET TYPE 'A' - SECTION A4

MSNP-3.0 COMMUNITY STREET TYPE 'B' - SECTION B1, B2, B3

MSNP-4.0 COMMUNITY STREET TYPE 'C' - SECTION C1, C2

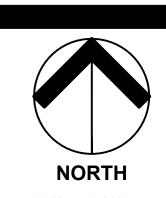
MSNP-4.1 COMMUNITY STREET TYPE 'C' - SECTION C3, C4

MSNP-5.0 RESIDENTIAL STREET TYPE 'D' (60')

MSNP-6.0 RESIDENTIAL STREET TYPE 'E' (44' MIN.) MSNP-7.0 ALLEY TYPE 'F1' - PUBLIC ACCESS (34')

ALLEY TYPE 'F2' - PRIVATE RESIDENTIAL ACCESS (22' MIN.)

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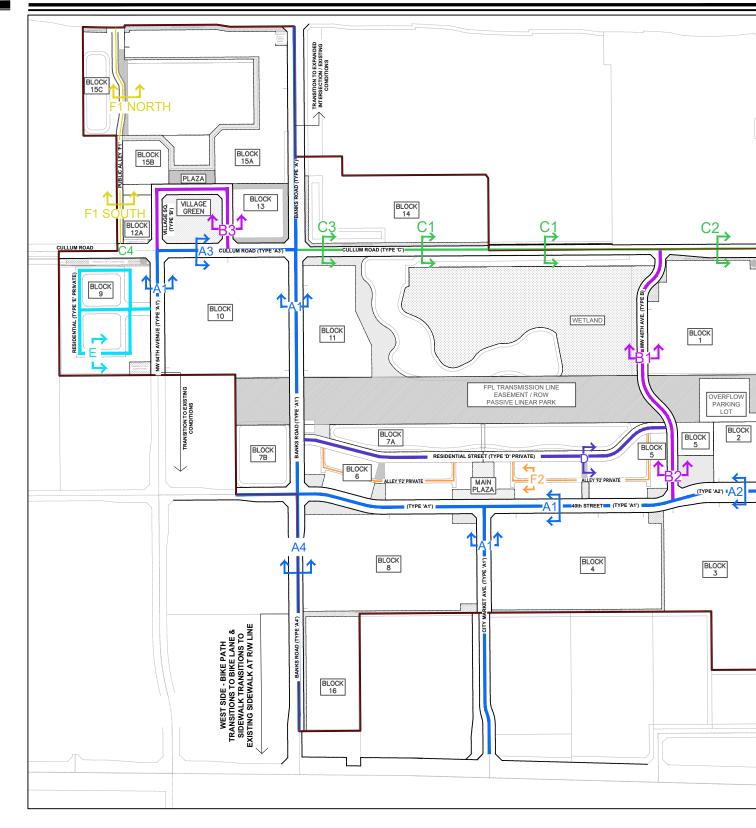


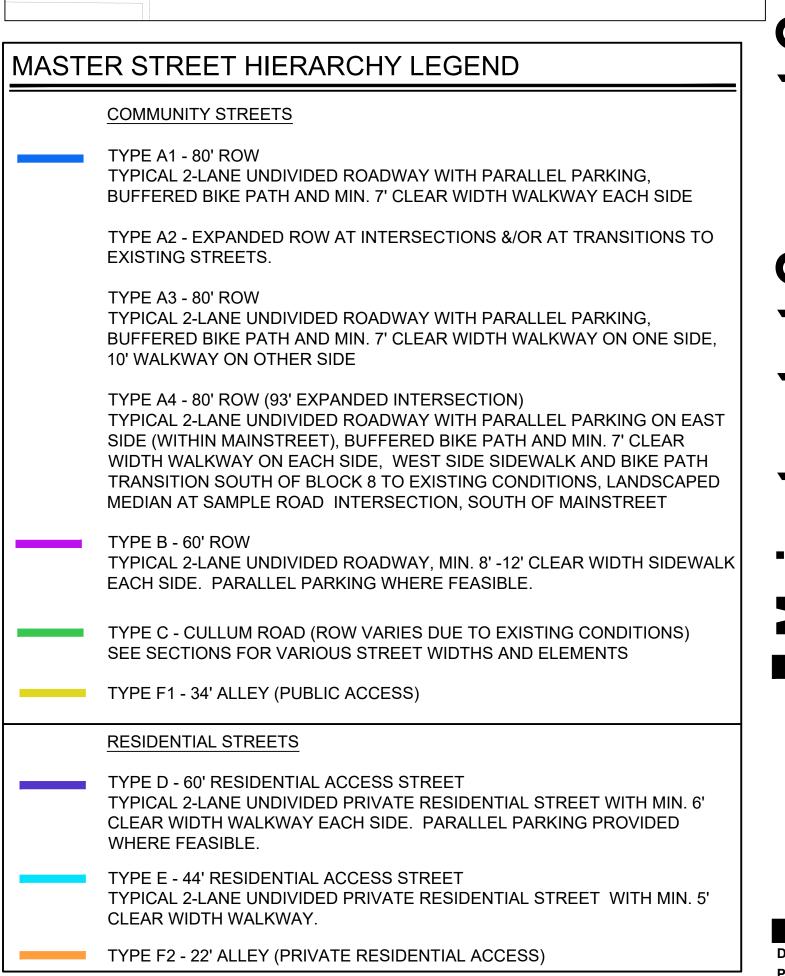
**Scale:** 1" = 200'-0" 10.19.2021

**Revision Dates:** 

**MSNP-1.0** 

SCALE: 1" = 10'-0"





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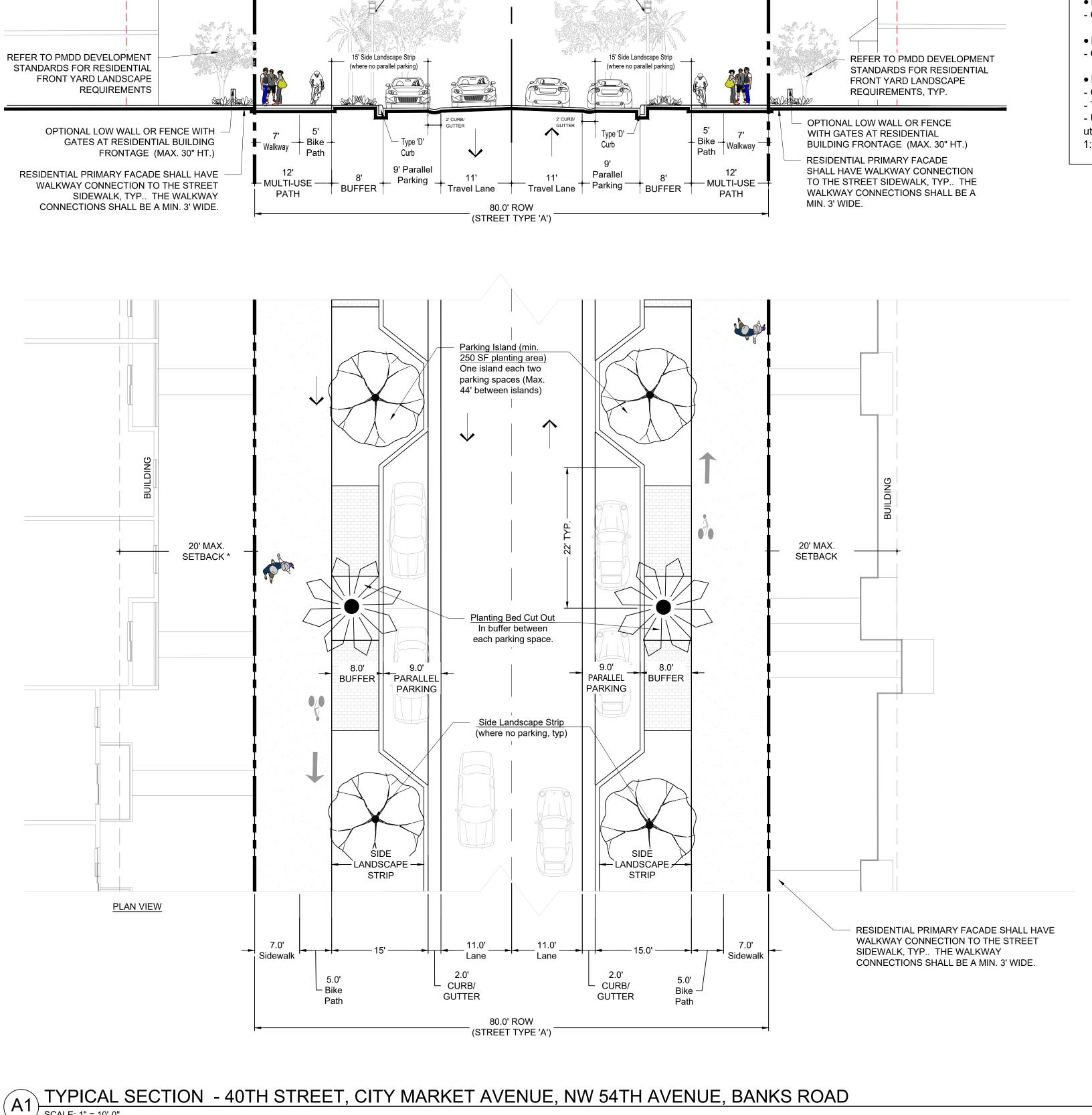
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**MSNP-2.0** 



**TRAVEL** TRAVEL TRAVEL TRAVEL LANDSCAPE LANE LANE MEDIAN LANE LANE 10.0' LANDSCAPE -SIDEWALK STRIP 2.0' TYPE 2.0' TYPE 2.0' TYPE 2.0' TYPE 'F' CURB 'F' CURB 'F' CURB 'F' CURB LANDSCAPE -BIKE STRIP PATH 40TH STREET AT LYONS ROAD ENTRANCE

114.0' ROW

(STREET TYPE 'A2' - EXPANDED INTERSECTION)

**Street Type A2 Planting Requirements** 

Refer to LDR Section 13-444(c) for native plant & species variety requirements.

# **Shrubs / Groundcover**

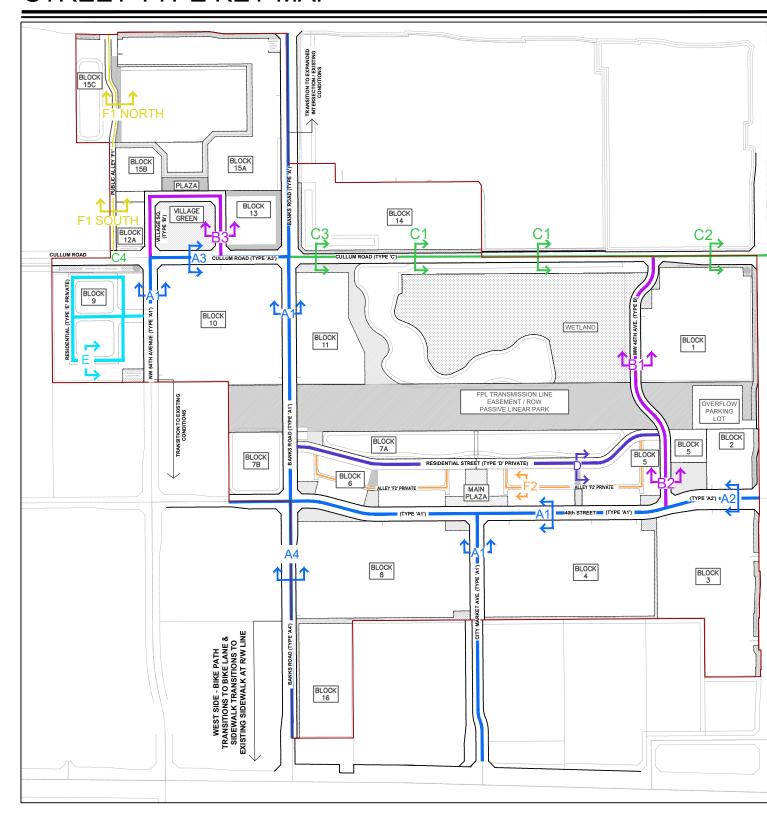
- Right & Left Side landscape strips:
- 40% Shrub / Groundcover Coverage. Balance in Sod.
- Landscape Median:

- 40% Shrub / Groundcover Coverage. Balance in Sod.

# Trees/Palms

- Right & Left Side landscape strips :
- One (1) shade or flowering tree per each thirty (30) linear feet. - Trees may be clustered. Spacing minimum maximum 60' o.c.
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).
- Landscape Median:
- One (1) shade or flowering tree per each thirty (30) linear feet.
- Trees may be clustered. Spacing maximum 60' o.c.
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

STREET TYPE KEY MAP



# MASTER STREET HIERARCHY LEGEND

### **COMMUNITY STREETS**

TYPE A1 - 80' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO **EXISTING STREETS.** 

**TYPE A3 - 80' ROW** 

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE

TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION) TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

TYPE B - 60' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

# RESIDENTIAL STREETS

TYPE D - 60' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED

WHERE FEASIBLE.

TYPE E - 44' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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2022.02.24 PMDD RESUBMITTAL #2 2022.07.15 PMDD RESUBMITTAL #3

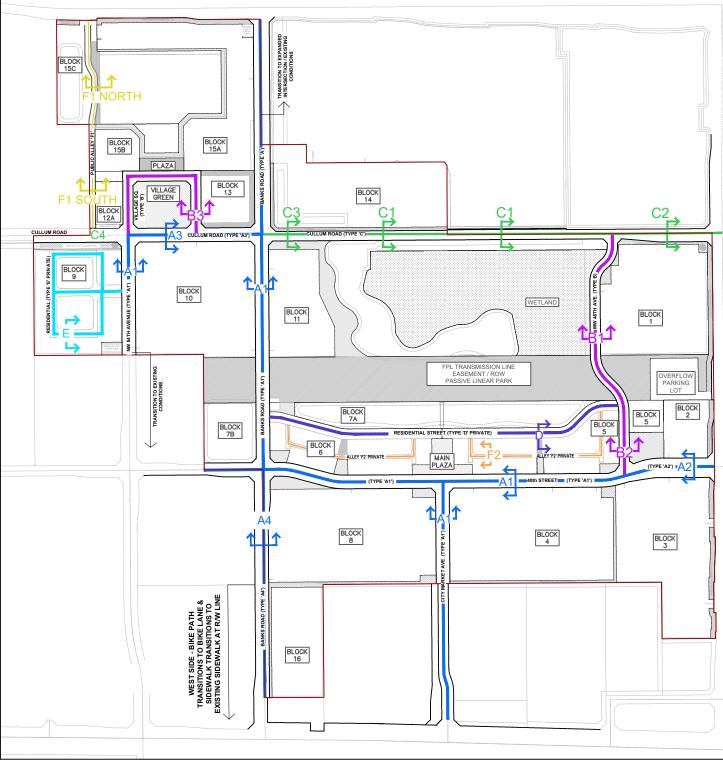
**MSNP-2.1** 

Exhibit I

TYPICAL DETAIL - 40TH STREET EXPANDED INTERSECTION AT LYONS ROAD ENTRANCE

SCALE: 1" = 10'-0"

PLAN VIEW





### **COMMUNITY STREETS**

TYPE A1 - 80' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO **EXISTING STREETS.** 

TYPE A3 - 80' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE

TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION) TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

TYPE B - 60' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

# RESIDENTIAL STREETS

CLEAR WIDTH WALKWAY.

TYPE D - 60' RESIDENTIAL ACCESS STREET

TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.

TYPE E - 44' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5'

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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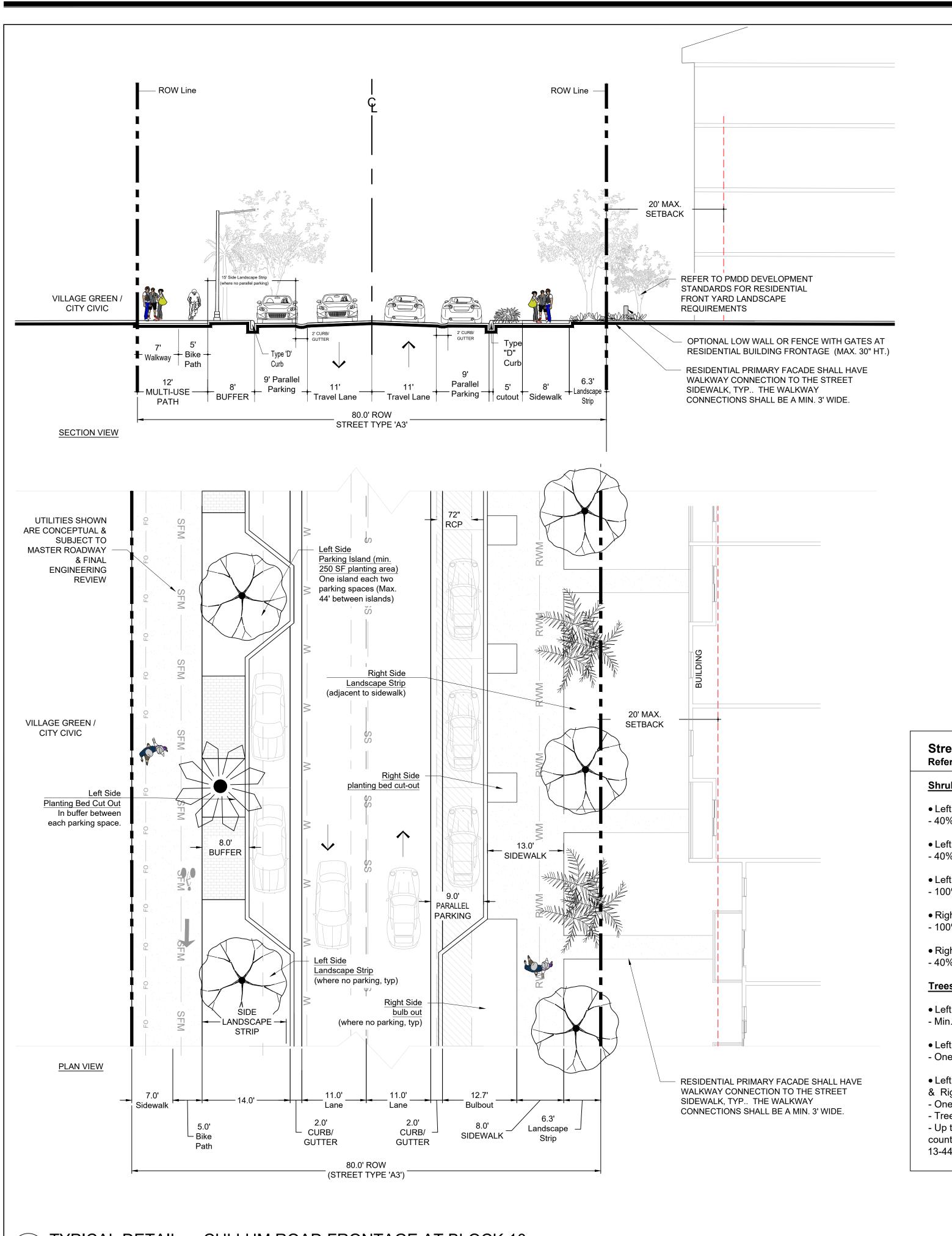
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**MSNP-2.2** 

Exhibit I



**Street Type A3 Planting Requirements** Refer to LDR Section 13-444(c) for native plant & species variety requirements.

# Shrubs / Groundcover

- Left Side Parking Islands:
- 40% Shrub / Groundcover Coverage each island. Balance in sod.
- Left Side Landscape strips (where no parking):
- 40% Shrub / Groundcover Coverage. Balance in sod.
- Left Side Bed planting cutouts in buffer adjacent to parking:
- 100% groundcover coverage
- Right Side planting bed cutouts in sidewalk:
- 100% Shrub / Groundcover Coverage.
- Right Side bulb out (where no parking):
- 40% Shrub / Groundcover Coverage. Balance in sod.

# Trees/Palms

- Left Side planting bed cutouts in buffer adjacent to parking:
- Min. One (1) Palm per cutout
- Left Side Parking Islands:
- One (1) Shade Tree per island
- Left Side landscape strips (where no parking) & Right Side landscape strips (between sidewalk and ROW line):
- One (1) shade tree per each thirty (30) linear feet.
- Trees may be clustered. Spacing maximum 60' o.c.
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1, per LDR Sec.

13-444(c)(1).

TYPICAL DETAIL - CULLUM ROAD FRONTAGE AT BLOCK 10

SCALE: 1" = 10'-0"

SCALE: 1" = 10'-0"

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING,

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING.

TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)

EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

TYPE D - 60' RESIDENTIAL ACCESS STREET

TYPE E - 44' RESIDENTIAL ACCESS STREET

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO

BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE,

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST

SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR

MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED

TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -12' CLEAR WIDTH SIDEWALK

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)

TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6'

TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5'

CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED

SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

MASTER STREET HIERARCHY LEGEND

**COMMUNITY STREETS** 

TYPE A1 - 80' ROW

**EXISTING STREETS** 

**TYPE A3 - 80' ROW** 

TYPE B - 60' ROW

RESIDENTIAL STREETS

WHERE FEASIBLE.

CLEAR WIDTH WALKWAY.

10' WALKWAY ON OTHER SIDE

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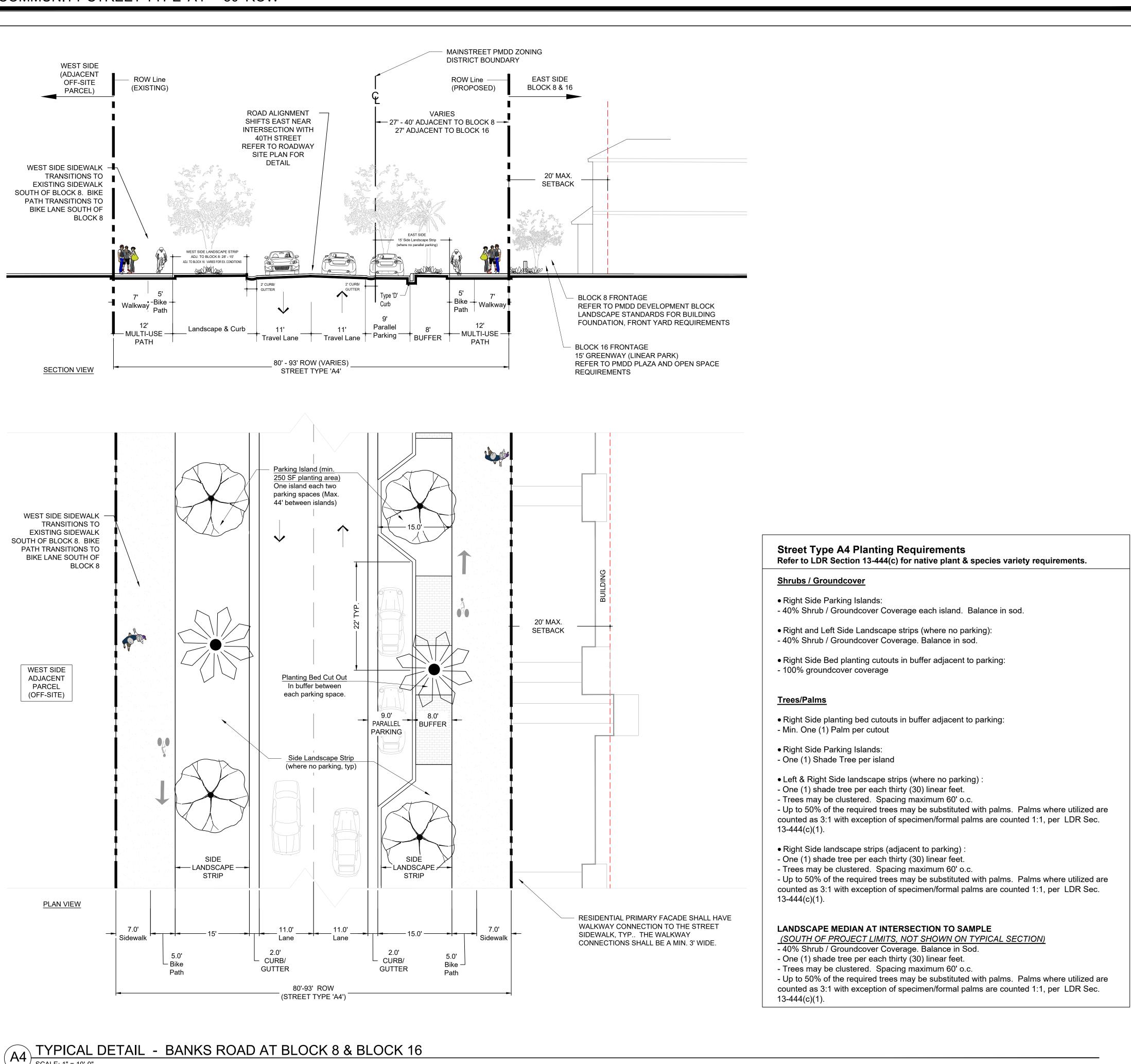
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**MSNP-2.3** 





CLUSTER OF (3) NATIVE PALMS, MAX. 60' O.C. \*-

LARGE NATIVE CANOPY TREE, -

36" HT. HEDGE AT TOP OF BERM-PERIODIC OPENINGS IN THE HEDGE

**&/OR BERM MAY BE PROVIDED TO** 

PROVIDE VIEW CORRIDORS INTO

ORNAMENTAL GRASSES\*

25.00' (MIN.)

**PRESERVE** 

TRANSITION ZONE

(SWALE)

MAX. 30' O.C.\* (MIN. 12' HT.)

NATIVE SHRUBS & -

WEST

SIDE

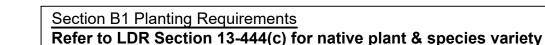
BLOCK 5

20' MAX.

SETBACK

(STAGGERED HEIGHTS, MIN. 10' TO 14' C.T.)

**PRESERVE** 



Shrubs / Groundcover

- Right Side Parking Islands: - 40% Shrub / Groundcover coverage. Balance in sod.
- Right & Left Side landscape strips (where no parking):

- 40% Shrub / Groundcover Coverage. Balance in sod.

Trees/Palms

- Right side parking island:
- One (1) Shade Tree per island
- Right & Left Side landscape strips : - One (1) shade or flowering tree per each thirty (30) linear feet.
- Trees may be clustered. Spacing maximum 60' o.c.
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of

specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

OPTIONAL LOW WALL OR FENCE WITH GATES AT RESIDENTIAL BUILDING FRONTAGE (MAX. 30" HT.)

RESIDENTIAL PRIMARY FACADE SHALL HAVE WALKWAY CONNECTION TO THE STREET SIDEWALK, TYP... THE WALKWAY

REFER TO PMDD DEVELOPMENT

STANDARDS FOR RESIDENTIAL

FRONT YARD LANDSCAPE

REQUIREMENTS, TYP.

CONNECTIONS SHALL BE A MIN. 4' WIDE. LANDSCAPE CUTOUTS BETWEEN EACH PARKING SPACE MAY BE PROVIDED. A MIN. 8' CLEAR WALKWAY SHALL BE MAINTAINED.

TYPICAL SECTION - NW 48TH AVE. EAST OF PRESERVE (ADJ. TO BLOCK 1)

ROW Line

∽MIN. 5' CLEAR

3' HT. BERM-

(MAX. 3:1 SLOPE)

30.00'

UPLAND BUFFER

All native trees and shrubs will be

clustered to achieve a natural system

MIN. 115' BUILDING SETBACK FROM PRESERVE BOUNDARY

- ROW Line

type 'F'

curb

→Landscape +

strip

Parking island (Min. 140 SF planting area)

every two pkg. spaces, typ.

Landscape Strip (where no parking)

Travel Lane

NEW STREET 60.0' ROW

(STREET TYPE 'B2')

Parking island -

(Min. 140 SF planting area)

every two pkg. spaces, typ.

Landscape Strip (where no parking)

**WEST** 

LAPC

**BLOCK** 

) SCALE: 1" = 10'-0"

REFER TO PMDD DEVELOPMENT

STANDARDS FOR RESIDENTIAL

FRONT YARD LANDSCAPE

REQUIREMENTS, TYP.

OPTIONAL LOW WALL OR FENCE WITH GATES AT

RESIDENTIAL BUILDING FRONTAGE (MAX. 30" HT.)

RESIDENTIAL PRIMARY FACADE SHALL HAVE

LANDSCAPE CUTOUTS BETWEEN EACH PARKING

SCALE: 1" = 10'-0"

WALKWAY CONNECTION TO THE STREET

CONNECTIONS SHALL BE A MIN. 3' WIDE.

SPACE MAY BE PROVIDED. A MIN. 8' CLEAR

SIDEWALK, TYP... THE UNIT WALKWAY

WALKWAY SHALL BE MAINTAINED.

4:1 SLOPE TO A MIN.

BETWEEN MARSH AND **UPLAND BUFFER** 

OF 4' OF DEPTH

WETLAND-

**PRESERVE** 

**BOUNDARY** 

Section B2 Planting Requirements Refer to LDR Section 13-444(c) for native plant & species variety requirements. Shrubs / Groundcover:

• Right & Left Side Parking Islands - 40% Shrub / Groundcover coverage. Balance in sod.

• Right & Left Side landscape strips (where no parking) - 40% Shrub / Groundcover Coverage. Balance in sod.

Trees / Palms:

• Right side & Left Side parking island - One (1) Shade Tree per island

• Right & Left Side landscape strips (where no parking)

- One (1) shade or flowering tree per each thirty (30) linear feet. - Trees may be clustered. Spacing maximum 60' o.c.

- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of specimen/formal palms are counted 1:1,

per LDR Sec. 13-444(c)(1).

BLOCK 1

20' MAX.

SETBACK

ROW Line -

Type 'D

REFER TO PMDD DEVELOPMENT

BLOCK & OPEN SPACE LANDSCAPE

STANDARDS FOR RESIDENTIAL

REQUIREMENTS, TYP.

LANDSCAPE CUTOUTS BETWEEN

WALKWAY SHALL BE MAINTAINED.

EACH PARKING SPACE MAY BE

PROVIDED. A MIN. 8' CLEAR

Parallel –

Pkg.

Travel Lane

EAST SIDE

BLOCK 5 &

PUBLIC

PARK

20' MAX.

**SETBACK** 

Travel Lane

NEW STREET 60.0' ROW

**ROW Line** 

Sidewalk

2' curb /

— Parallel -

Travel Lane

(B2) TYPICAL SECTION - NW 48TH AVE. (ADJ. TO BLOCK 5 RESIDENTIAL & PUBLIC PARK)

- Parallel –

2' curb /

Section B3 Planting Requirements Refer to LDR Section 13-444(c) for native plant & species variety requirements.

Shrubs / Groundcover:

 Parking Islands 40% Shrub / Groundcover coverage. Balance in sod.

**Shade Trees:** 

Parking island

One (1) Shade Tree per island, max. 44' between islands

MASTER STREET HIERARCHY LEGEND

**COMMUNITY STREETS** 

**TYPE A1 - 80' ROW** 

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING. BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO **EXISTING STREETS.** 

TYPE A3 - 80' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING. BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE. 10' WALKWAY ON OTHER SIDE

TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

TYPE B - 60' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -10' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

RESIDENTIAL STREETS

TYPE D - 60' RESIDENTIAL ACCESS STREET TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6'

CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.

TYPE E - 44' RESIDENTIAL ACCESS STREET

TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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Checked By: **Revision Dates:** 

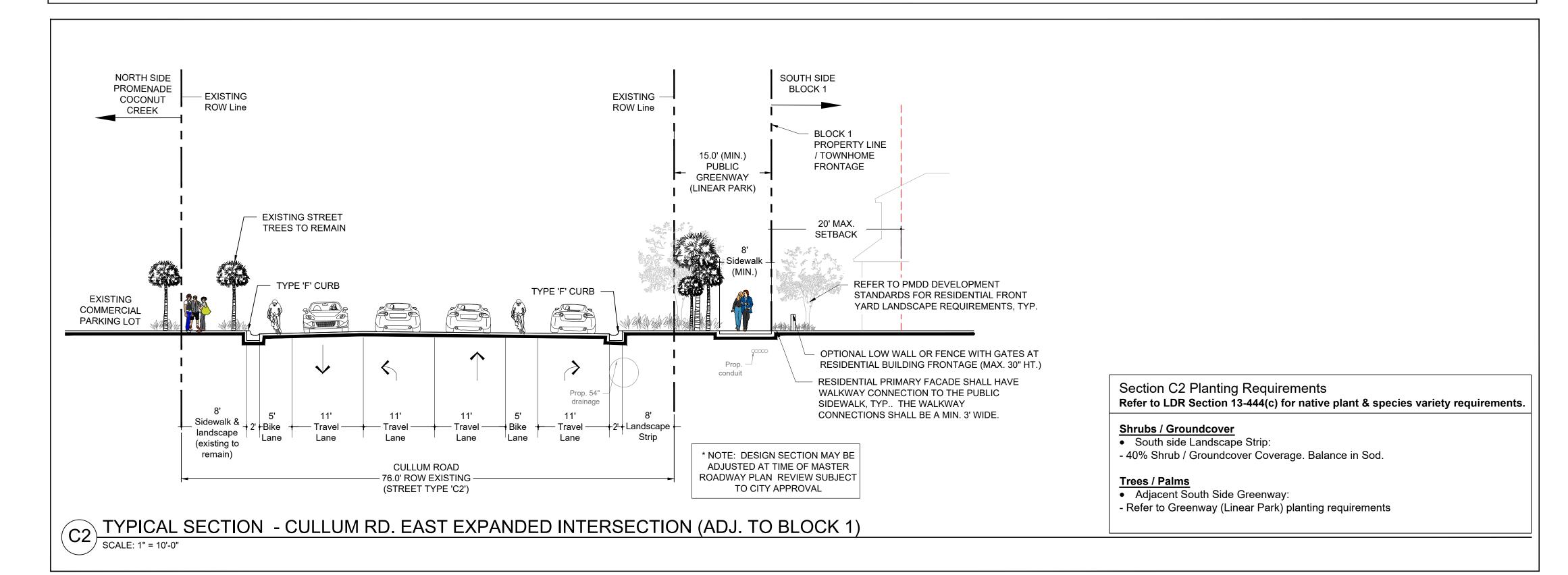
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**MSNP-3.0** 

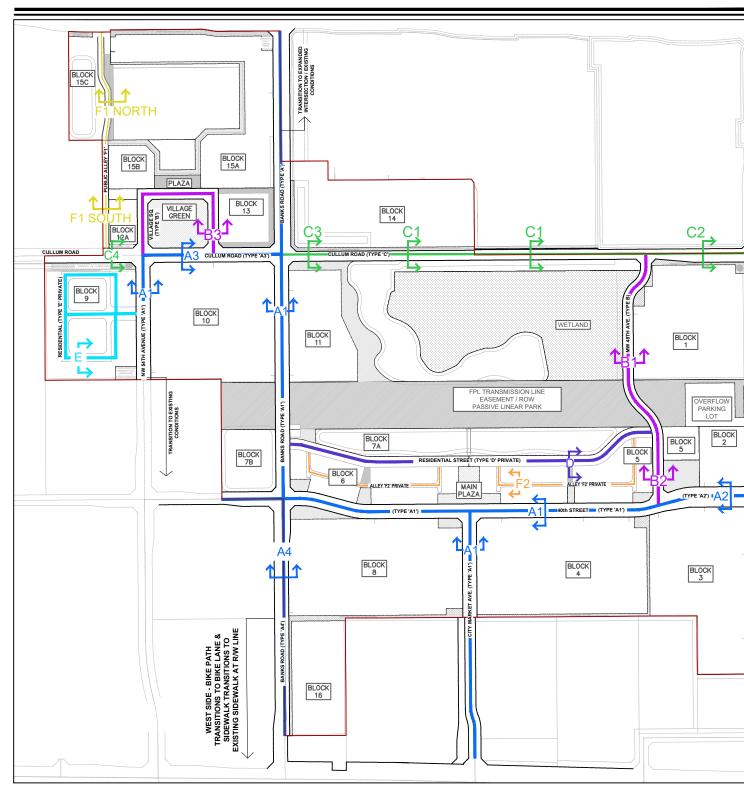
**Exhibit I** 

(B3) TYPICAL SECTION - VILLAGE SQUARE NEW STREET SCALE: 1" = 10'-0"

OPEN SPACE CIVIC USE Parking island (VILLAGE OR OPEN every two pkg. spaces, typ. GREEN) SPACE **ROW Line** ROW Line NOTE: ALTERNATIVE "CURBLESS" STREET DESIGN MAY BE PERMITTED PENDING FINAL DESIGN AND CITY SITE PLAN REVIEW OF THE DEVELOPMENT BLOCKS AND PUBLIC GREENSPACES THAT FRONT VILLAGE SQUARE curb/ curb/ gutter gutter Streetscape Streetscape 10' − (Min. 8' clear + Parallel - + + ∔ Parallel → (Min. 8' clear ⁻ Travel Lane ' Travel Lane<sup>†</sup> Pkg sidewalk) sidewalk) VILLAGE SQUARE 60.0' ROW (STREET TYPE 'B3')



# STREET TYPE KEY MAP



# MASTER STREET HIERARCHY LEGEND

### COMMUNITY STREETS

TYPE A1 - 80' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.

TYPE A3 - 80' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE

TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION)

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

TYPE B - 60' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS) SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

# RESIDENTIAL STREETS

TYPE D - 60' RESIDENTIAL ACCESS STREET

TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6' CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.

TYPE E - 44' RESIDENTIAL ACCESS STREET

TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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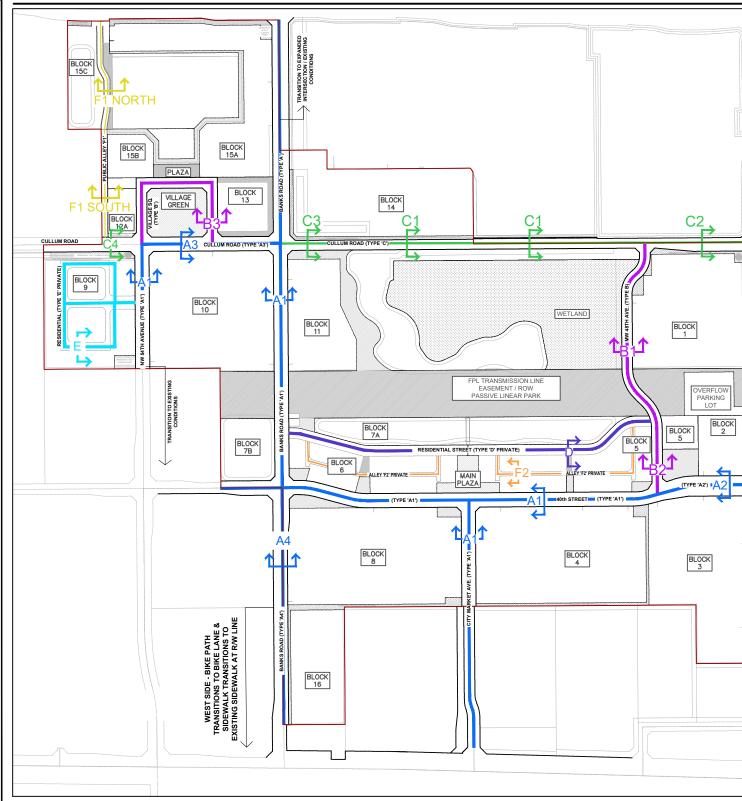
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10.19.2021 Project No.: 15-039.002 Drawn By: MC Checked By:

**Revision Dates:** 

2021.10.19 PMDD Resubmittal 2022.02.24 PMDD RESUBMITTAL #2 2022.07.15 PMDD RESUBMITTAL #3 2023.08.16 PMDD RESUBMITTAL #6

**MSNP-4.0** 





### **COMMUNITY STREETS**

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO EXISTING STREETS.

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING. BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE,

TYPE A4 - 80' ROW (93' EXPANDED INTERSECTION) TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING ON EAST SIDE (WITHIN MAINSTREET), BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON EACH SIDE, WEST SIDE SIDEWALK AND BIKE PATH TRANSITION SOUTH OF BLOCK 8 TO EXISTING CONDITIONS, LANDSCAPED MEDIAN AT SAMPLE ROAD INTERSECTION, SOUTH OF MAINSTREET

TYPICAL 2-LANE UNDIVIDED ROADWAY, MIN. 8' -12' CLEAR WIDTH SIDEWALK EACH SIDE. PARALLEL PARKING WHERE FEASIBLE.

SEE SECTIONS FOR VARIOUS STREET WIDTHS AND ELEMENTS

TYPE F1 - 34' ALLEY (PUBLIC ACCESS)

# RESIDENTIAL STREETS

TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 6'

TYPICAL 2-LANE UNDIVIDED PRIVATE RESIDENTIAL STREET WITH MIN. 5' CLEAR WIDTH WALKWAY.

TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

TYPE A1 - 80' ROW

**TYPE A3 - 80' ROW** 

10' WALKWAY ON OTHER SIDE

TYPE B - 60' ROW

TYPE C - CULLUM ROAD (ROW VARIES DUE TO EXISTING CONDITIONS)

TYPE D - 60' RESIDENTIAL ACCESS STREET

CLEAR WIDTH WALKWAY EACH SIDE. PARALLEL PARKING PROVIDED WHERE FEASIBLE.

TYPE E - 44' RESIDENTIAL ACCESS STREET

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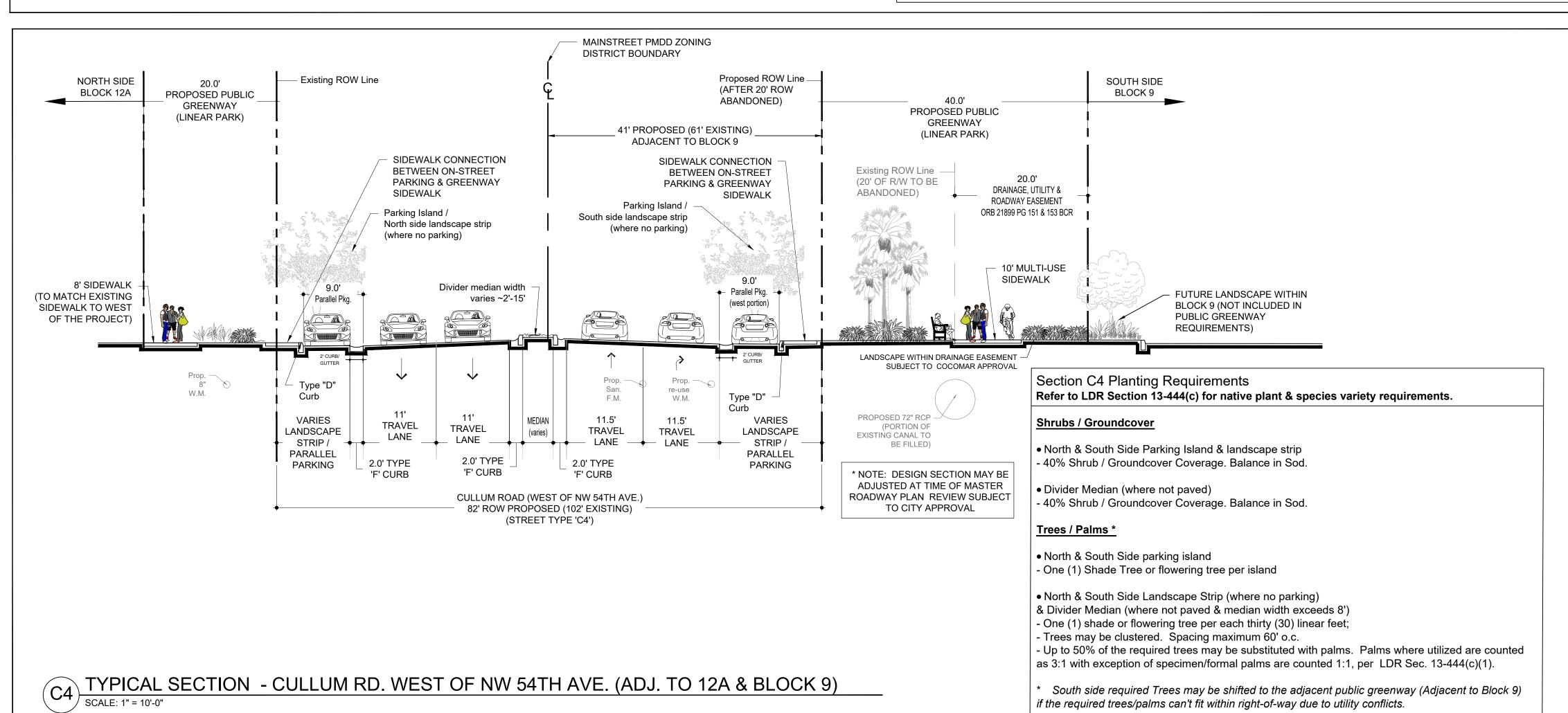
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# **Revision Dates:**

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**MSNP-4.1** 

**Exhibit I** 



BLOCK 11

20' MAX.

**SETBACK** 

Section C3 Planting Requirements

North & South Side landscape strips:

North & South Side landscape strip \*

South Side Parking Island:

- 40% Shrub / Groundcover Coverage. Balance in Sod.

- 40% Shrub / Groundcover Coverage. Balance in Sod.

- Trees may be clustered. Spacing maximum 60' o.c.

• South Side Bulb out (Where no parking) / Parking Island

- One (1) shade or flowering tree per each thirty (30) linear feet.

specimen/formal palms are counted 1:1, per LDR Sec. 13-444(c)(1).

- One (1) Shade Tree per island (where feasible east of drainage pipe).

Shrubs / Groundcover

**Trees / Palms** 

REFER TO PMDD DEVELOPMENT STANDARDS FOR RESIDENTIAL FRONT YARD LANDSCAPE REQUIREMENTS

Refer to LDR Section 13-444(c) for native plant & species variety requirements.

OPTIONAL LOW WALL OR FENCE WITH GATES AT

RESIDENTIAL BUILDING FRONTAGE (MAX. 30" HT.)

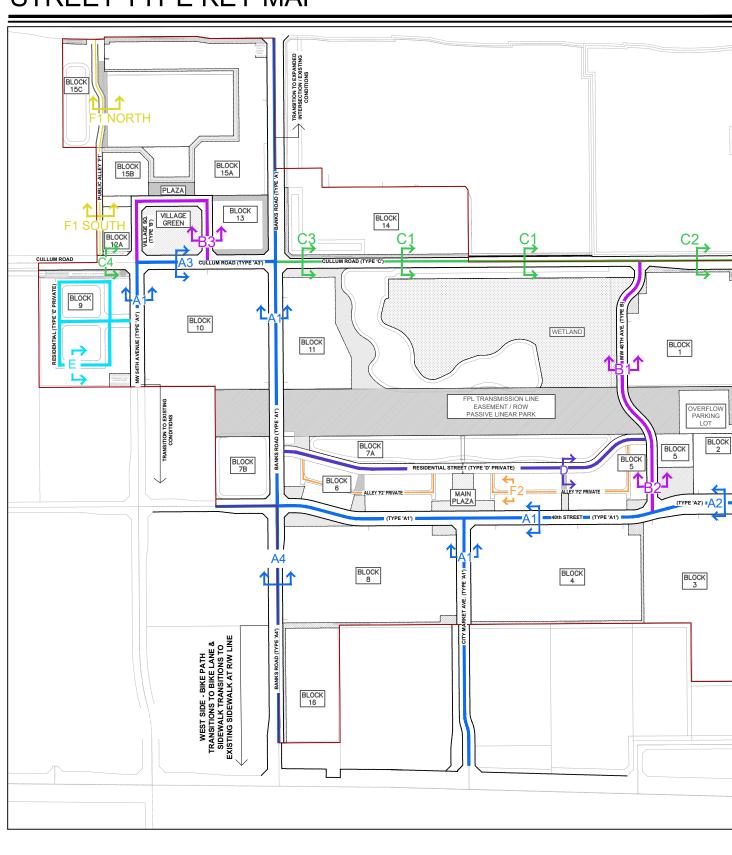
- Up to 50% of the required trees may be substituted with palms. Palms where utilized are counted as 3:1 with exception of

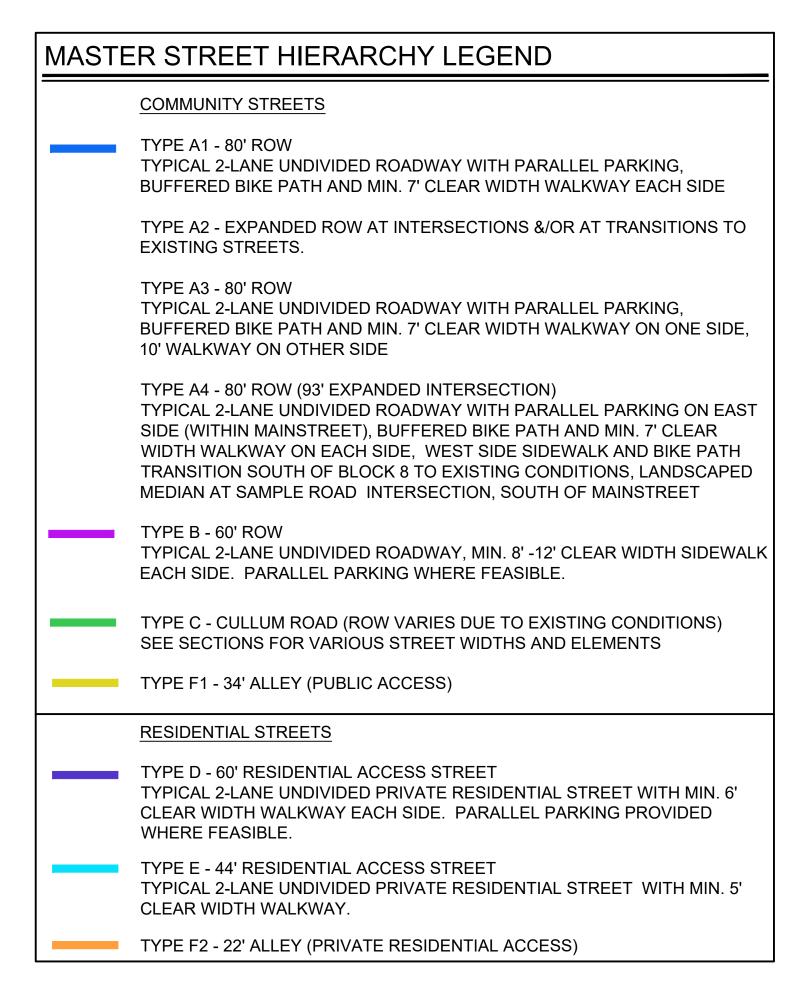
North Side Palms & Trees to be provided within adjacent adjacent parcel proposed greenway (City Civic Block 14).

If planting in island is not feasible due to utility conflict, the required(s) are to be provided in the adjacent buffers or greenspaces.

South Side Palms & Trees subject to coordination with Final Utility Design & compliance with City required utility separations.

# STREET TYPE KEY MAP







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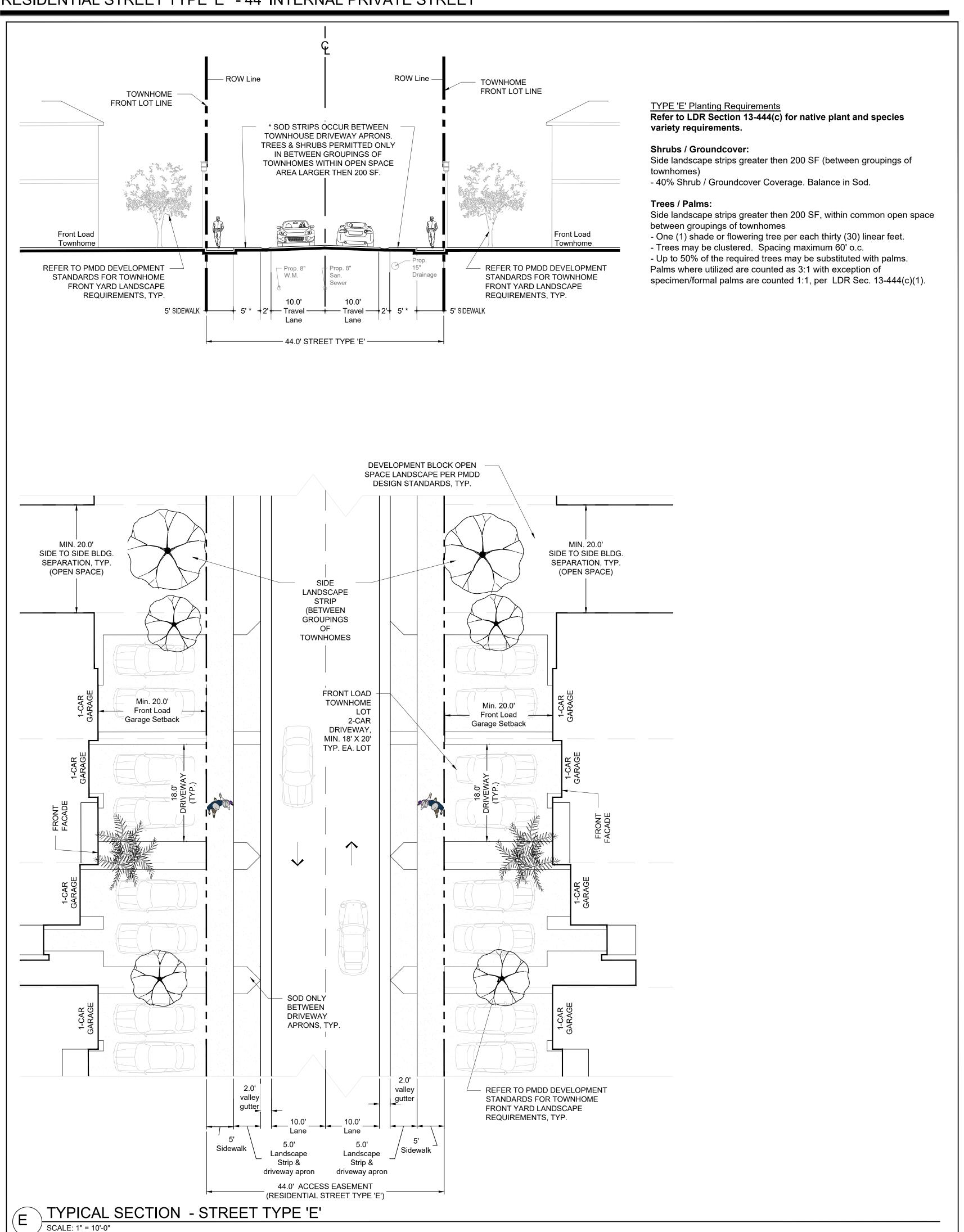
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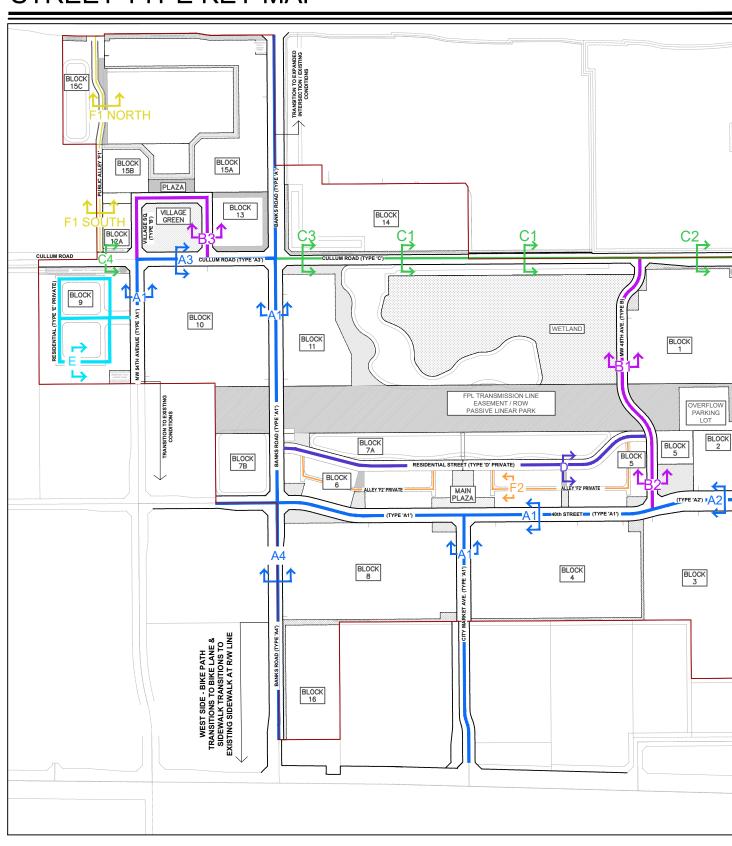
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# RESIDENTIAL STREET TYPE 'E' - 44' INTERNAL PRIVATE STREET



# STREET TYPE KEY MAP



# MASTER STREET HIERARCHY LEGEND

### **COMMUNITY STREETS**

TYPE A1 - 80' ROW

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY EACH SIDE

TYPE A2 - EXPANDED ROW AT INTERSECTIONS &/OR AT TRANSITIONS TO **EXISTING STREETS.** 

**TYPE A3 - 80' ROW** 

TYPICAL 2-LANE UNDIVIDED ROADWAY WITH PARALLEL PARKING, BUFFERED BIKE PATH AND MIN. 7' CLEAR WIDTH WALKWAY ON ONE SIDE, 10' WALKWAY ON OTHER SIDE

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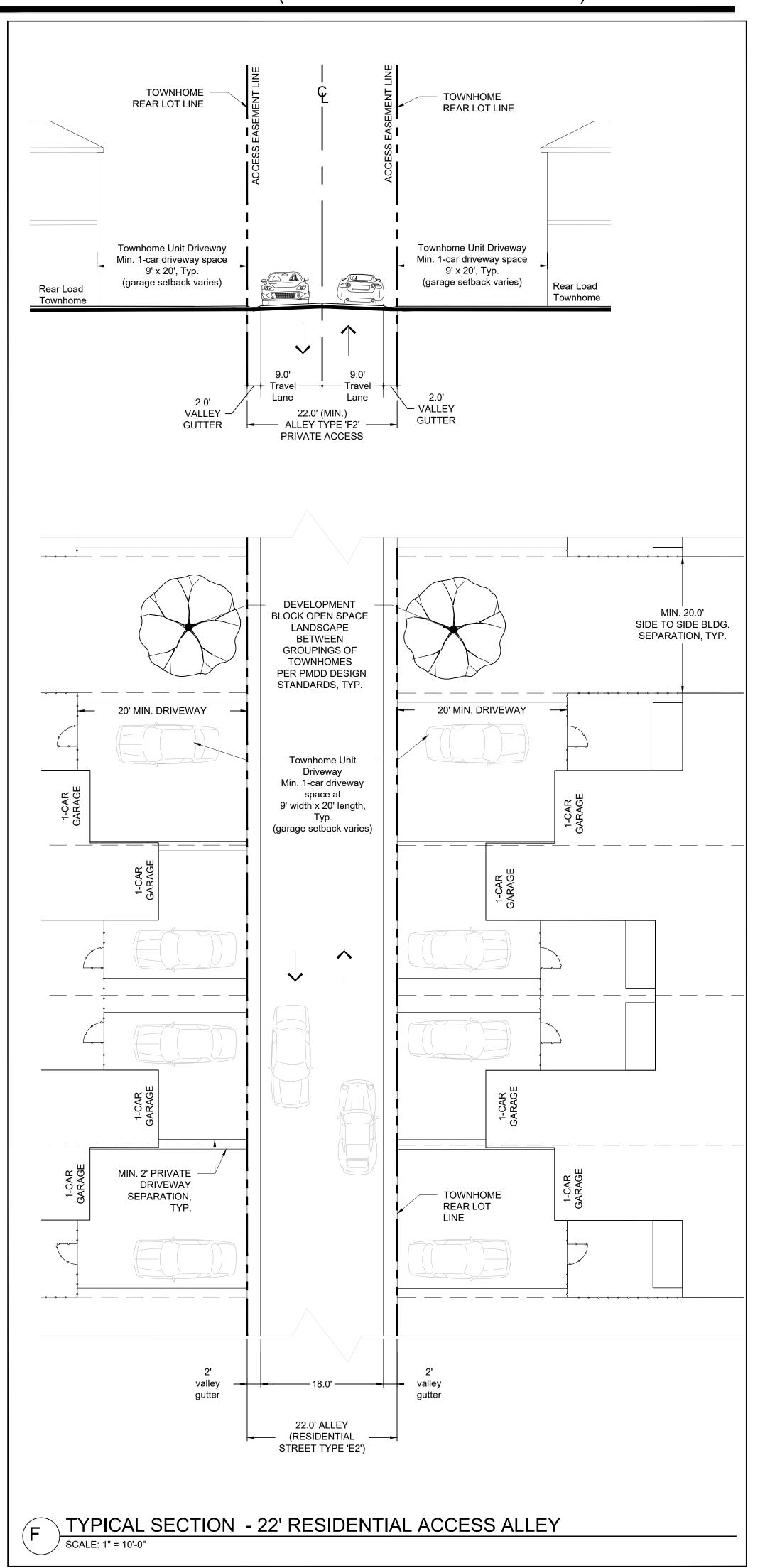
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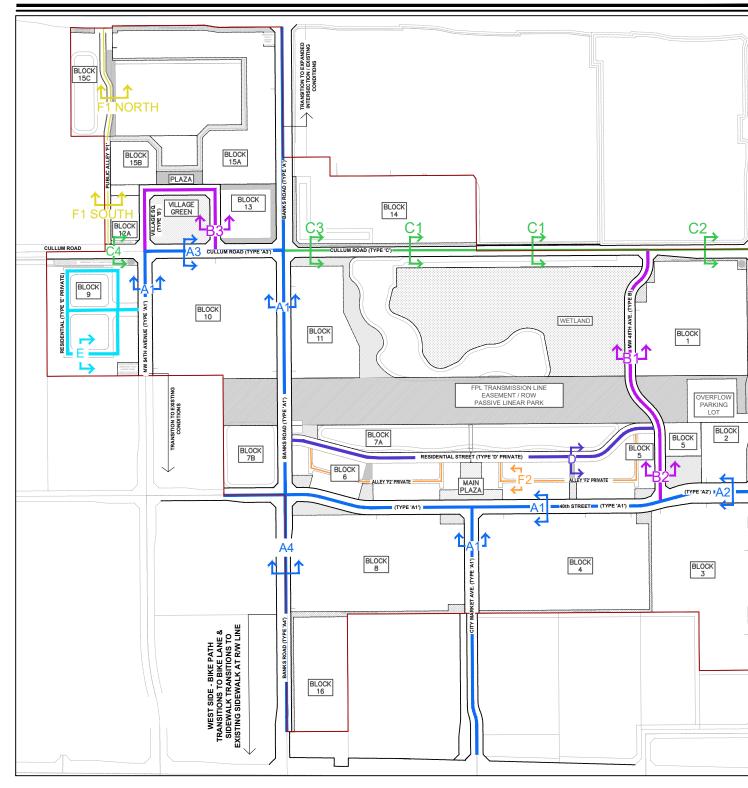
2021.10.19 PMDD Resubmittal

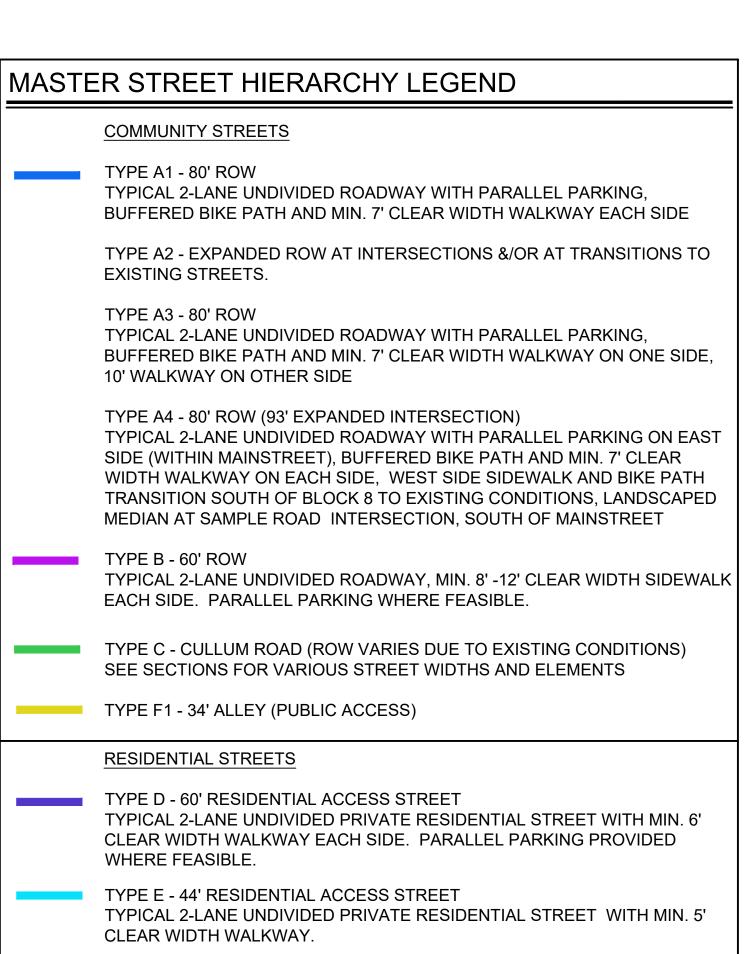
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STREET TYPE KEY MAP





TYPE F2 - 22' ALLEY (PRIVATE RESIDENTIAL ACCESS)

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