





FIGURE 3-6
CUL-DE-SACS AND MARBLE WAY (PRIVATE)

3.2.2.c Marble Way and Cul-de-sacs

Minor residential streets and cul-de-sacs will have a 50 foot right-of-way and a 24 foot paved section as shown in Figure 3-6. Shoulders and drainage easements will be provided on both sides of the roadways. Because of the quite limited use of its private streets, bicycle traffic may be accommodated within the travel lanes.

3.2.3 Emergency Access

Stub streets will be provided at three locations where connections can be made to existing fire roads or residential roads on the perimeter of the plan area. These access points are strictly for emergency use and will be fitted with a barrier to prevent casual use as a street, but will provide access to emergency personnel and evacuation of residents in an emergency. The locations of these access points are shown in Figure 3-2.

3.3 FIRE ROADS

*CONDITION #8 AND DAP 13
REQUIRES 30' ROW AND 20' TRAVEL SURFACE.*

Five short fire roads will link portions of the interior private street network to provide additional access and egress routes to be used in emergencies. These will be eighteen foot wide roads, surfaced with gravel, with barriers at each end that will not inhibit emergency use. The location of the fire roads is shown on Figure 4-4.

3.4 PEDESTRIAN TRAILS

Plan Area residents will have access to a pedestrian network that includes the internal streets, the fire roads and trails through the open space. The intent is to provide a variety of routes that will enable residents to walk conveniently throughout the Plan Area. Trails through the open space area will be designed and developed to avoid the development envelopes for individual home sites but will connect to the private streets. The trails will be maintained by the Marble Valley Owners Association (MVOA).