

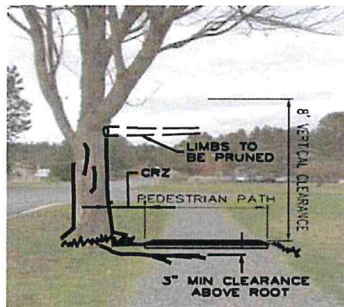
Lopez Village Subarea Plan

December 2017



STANDARD PLANS

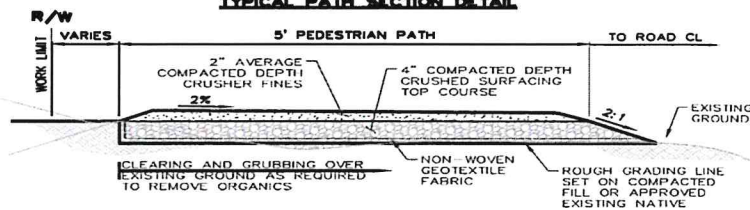
TYPICAL TREE PREPARATION



NOTES

1. THE CRITICAL ROOT ZONE (CRZ) IS DEFINED AS AN AREA 1 FOOT IN RADIUS FOR EACH INCH IN DIAMETER OF TREE AT CHEST HEIGHT. NO HEAVY EQUIPMENT IS TO BE ALLOWED WITHIN CRZ.
2. ALL WORK TO BE CAREFULLY MONITORED TO PREVENT ROOT DAMAGE IN CRZ.
3. ALLOW FOR 3" OF NATIVE TOPSOIL OVER ROOTS. IMPORT AND/OR RAISE TRAIL SURFACE TO PROVIDE ADEQUATE SEPARATION

TYPICAL PATH SECTION DETAIL



NOTES

1. AN UNOBSTRUCTED CLEAR WIDTH OF FIVE FEET MUST BE MAINTAINED AT ALL TIMES.

PEDESTRIAN PATH DETAILS	
LOPEZ VILLAGE STREET STANDARDS	
 COLIN F. HUNTEMER, PE COUNTY ENGINEER	STANDARD PLAN 916

DRAFT

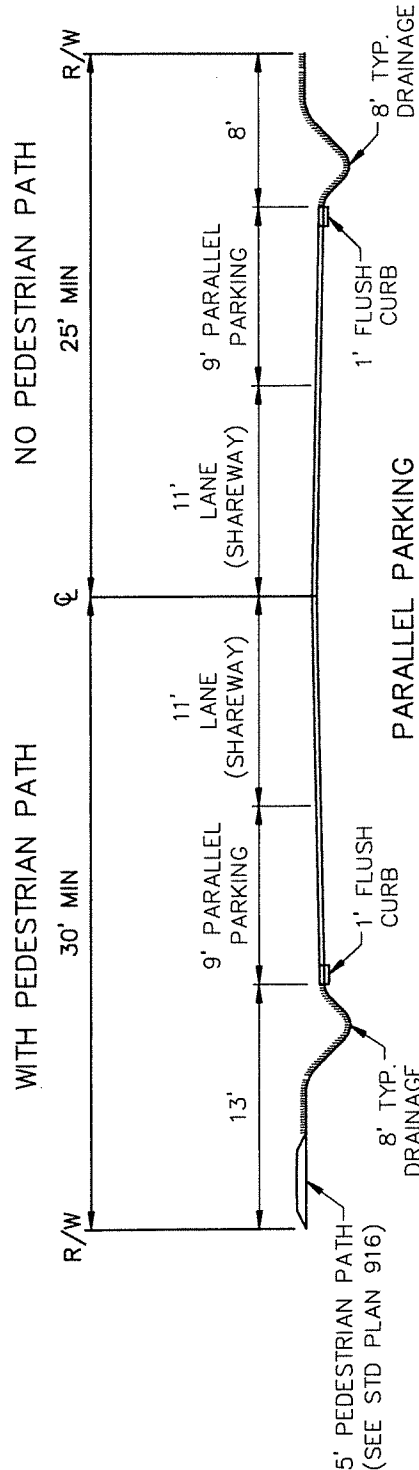
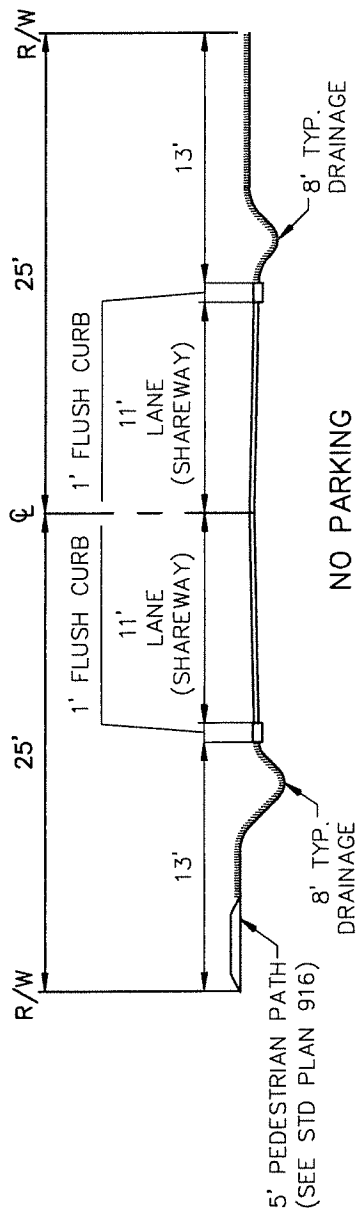
LOPEZ VILLAGE PLANNING REVIEW COMMITTEE

DRAFT SUBAREA PLAN STANDARDS – 11/17/17

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WITH PEDESTRIAN PATH NO PEDESTRIAN PATH

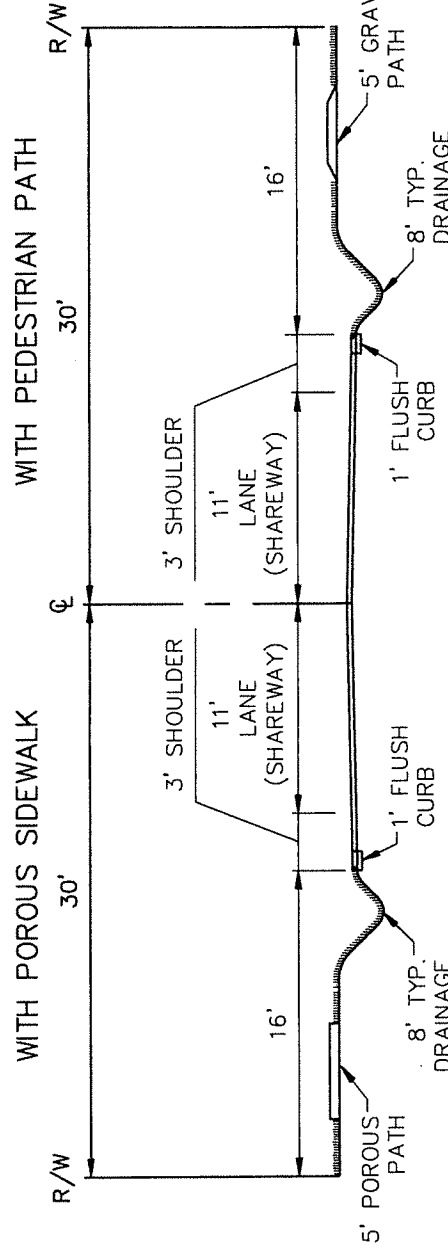
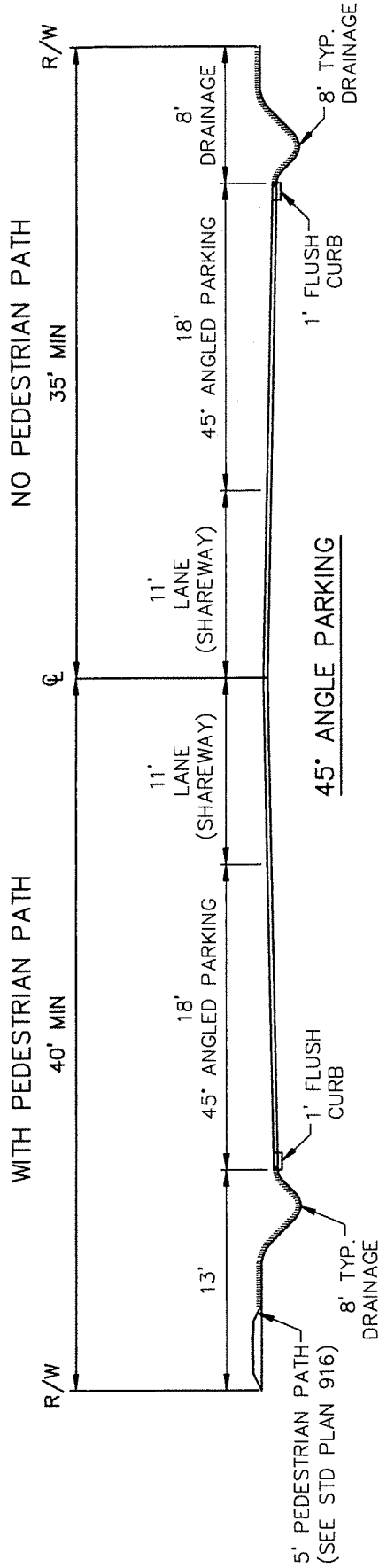


NOTES

- EASEMENT REQUIREMENTS BASED ON A 60' RIGHT OF WAY WIDTH. RIGHT OF WAY WIDTH IN LOPEZ VILLAGE VARIES BETWEEN 50'-60'.
- SHAREWAY IS A TERM DESCRIBING A SHARED LANE FOR MOTOR VEHICLES, PEDESTRIANS AND BICYCLISTS. SHARED LANES ARE APPROPRIATE FOR LOWER-SPEED, LOWER-VOLUME STREETS (1520.02(5)) WSDOT DESIGN MANUAL M 22-01.12 NOV. 2015.

TYPICAL SECTIONS

LOPEZ VILLAGE STREET STANDARDS	
Public Works Department	STANDARD PLAN
San Juan County	911
COLIN F. HUNTER, P.E.	
COUNTY ENGINEER	



FISHERMAN BAY ROAD

NOTES

- EASEMENT REQUIREMENTS BASED ON A 60' RIGHT OF WAY WIDTH. RIGHT OF WAY WIDTH IN LOPEZ VILLAGE VARIES BETWEEN 55'-60'.
- SHAREWAY IS A TERM DESCRIBING A SHARED LANE FOR MOTOR VEHICLES, PEDESTRIANS AND BICYCLISTS. SHARED LANES ARE APPROPRIATE FOR LOWER-SPEED, LOWER-VOLUME STREETS (1520.02(5)) WSDOT DESIGN MANUAL M 22-01.12 NOV. 2015.

TYPICAL SECTIONS

LOPEZ VILLAGE STREET STANDARDS

Public Works Department

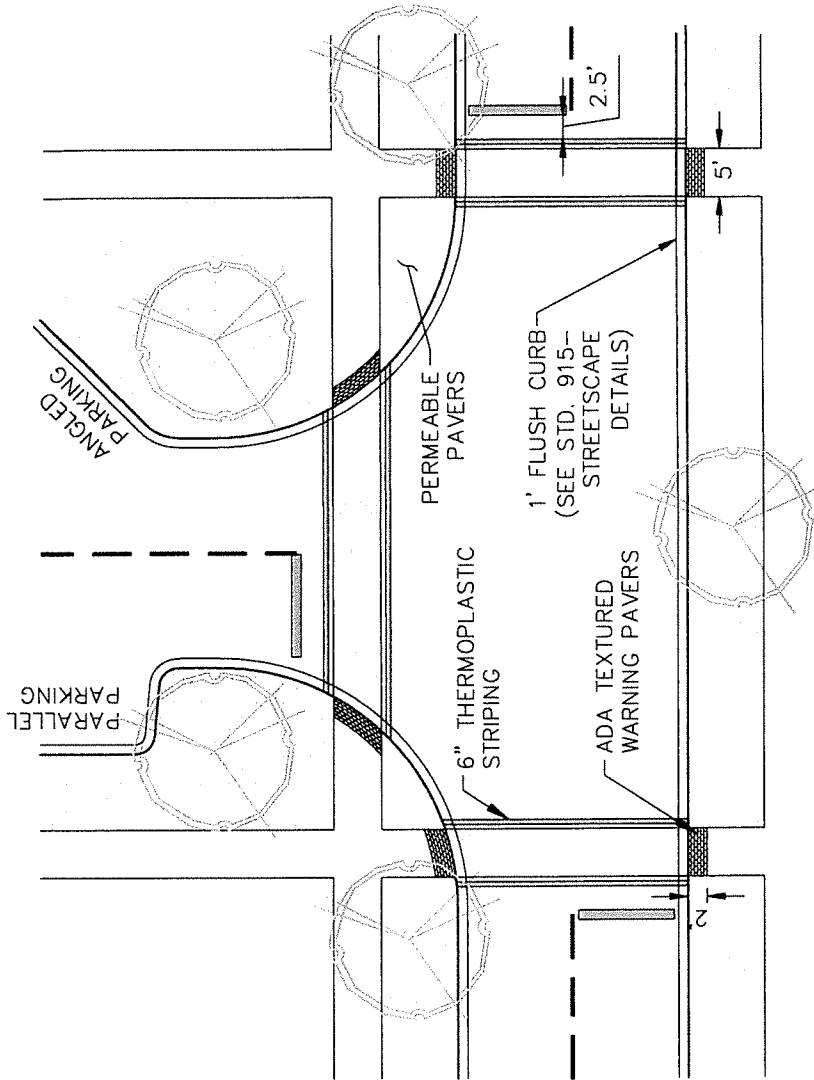
San Juan County

COLIN F. HUNTEMAN, P.E.
COUNTY ENGINEER

STANDARD PLAN

912

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NOTES

1. ALL DETECTABLE WARNINGS SHALL BE CONSTRUCTED WITH COMPLIANT RED BRICK PAVERS AS SUPPLIED BY THE COUNTY ENGINEER.
2. LANDSCAPING SHALL BE SPECIFICALLY SELECTED AND PLACED TO MAINTAIN CLEAR LINES OF SIGHT FOR ALL PEDESTRIAN AND TRAFFIC MANEUVERS.
3. FOR ADDITIONAL DETAILS SEE WSDOT STD PLANS: M-15.10-01 CROSSWALK LAYOUT, M-24.60-04 SYMBOL MARKINGS MISCELLANEOUS

PEDESTRIAN CROSSING LAYOUT

LOPEZ VILLAGE STREET STANDARDS

Public Works Department

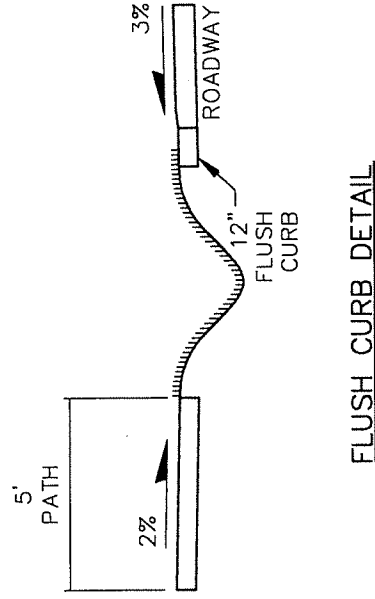
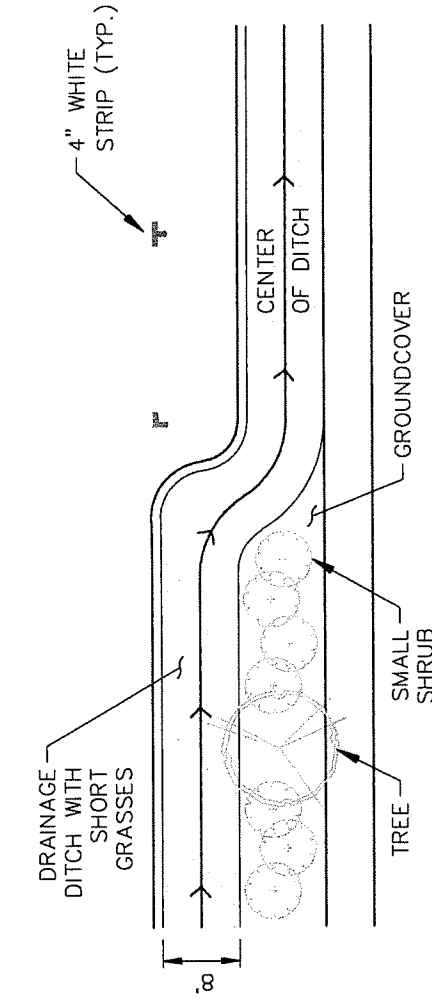
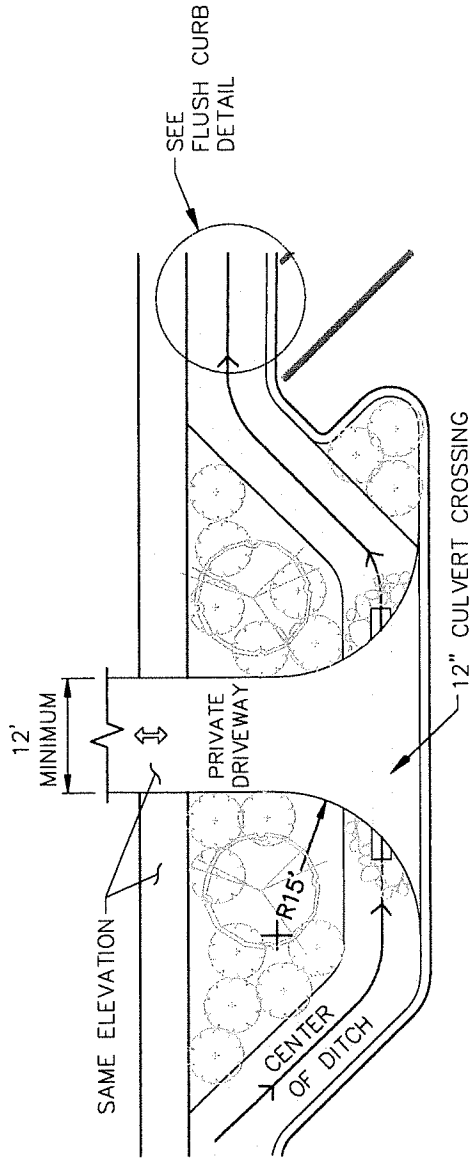
San Juan County

COLIN F. HUNTEJER, P.E.
COUNTY ENGINEER

2016-01-26

STANDARD PLAN

914



FLUSH CURB DETAIL

NOTES

1. ALL DRIVEWAYS GREATER THAN 12 FEET MUST BE APPROVED BY COUNTY ENGINEER.
2. LANDSCAPE ISLANDS SHALL BE PLACED ADJACENT TO GRAVEL PATH WHEREVER POSSIBLE.
3. ALL LANDSCAPING AND PLANTINGS SHALL BE APPROVED BY THE COUNTY ENGINEER FOR ADEQUATE SIGHTLINES.

PRIVATE DRIVEWAY & STREETSCAPE DETAILS

LOPEZ VILLAGE STREET STANDARDS

Public Works Department

TANJARD PLAN

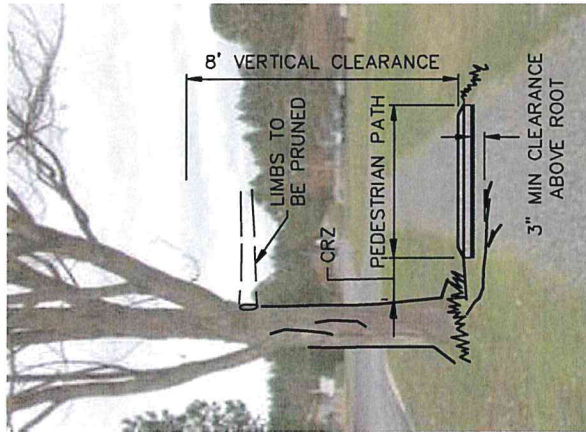
915

San Juan County

COLIN F. HUNTEMAN, P.E.
COUNTY ENGINEER

2016.03.09

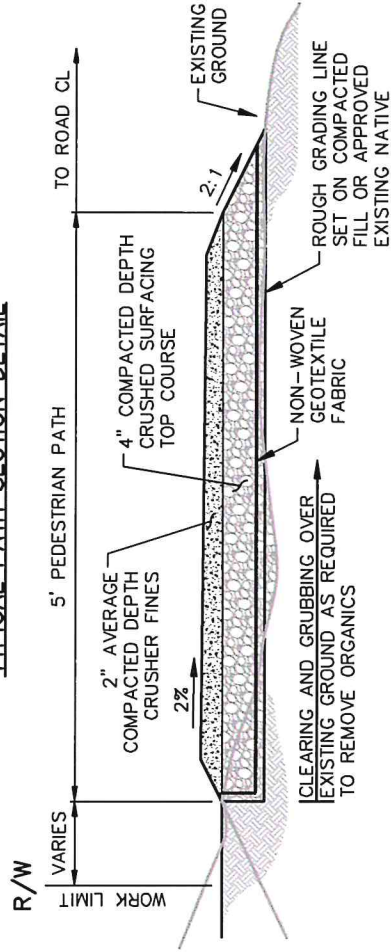
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PEDESTRIAN PATH DETAILS

LOPEZ VILLAGE STREET STANDARDS

	Public Works Department San Juan County COLIN F. HUNTEFF, PE COUNTY ENGINEER
STANDARD PLAN 916	

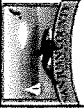
PEDESTRIAN BRIDGE REQUIREMENTS

DESIGN PARAMETERS MAY VARY DEPENDING ON PROJECT AND LOCATION. THE COUNTY ENGINEER MAY APPROVE OF A PEDESTRIAN BRIDGE DESIGN WITHIN THE COUNTY ROAD RIGHT-OF-WAY THAT MEETS THE FOLLOWING REQUIREMENTS:

- 1. ACCEPTABLE MATERIALS INCLUDE: UNTREATED LUMBER, PLASTIC COMPOSITE LUMBER, PRECAST CONCRETE, OR ALUMINUM GRATING (WITH OPENING WIDTHS OF NO MORE THAN 1/2").
 - 1.1. PRESSURE-TREATED WOOD CONTAINING ANY COMPOUND WITH EITHER COPPER OR ARSENIC IS NOT APPROVED AS A CONSTRUCTION MATERIAL.
- 2. BRIDGE WIDTH MUST BE A MINIMUM OF 5' WIDE.
- 3. RAILING IS REQUIRED TO SPAN A DEPTH GREATER THAN 30". FOR MORE INFORMATION AND DESIGN GUIDELINES SEE WSDOT DESIGN MANUAL 15.20.15 (3) RAILINGS AND HANDRAILS FOR PEDESTRIAN FACILITIES.
- 4. BRIDGE DESIGN MUST MEET ADA REQUIREMENTS (28 CFR PART 38).

PEDESTRIAN BRIDGE RAILING SECTION

LOPEZ VILLAGE STREET STANDARDS

Public Works Department
San Juan County
COLIN F. HUNTER, PE
COUNTY ENGINEER

STANDARD PLAN
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