

CITY OF HIGHFILL

MASTER STREET PLAN

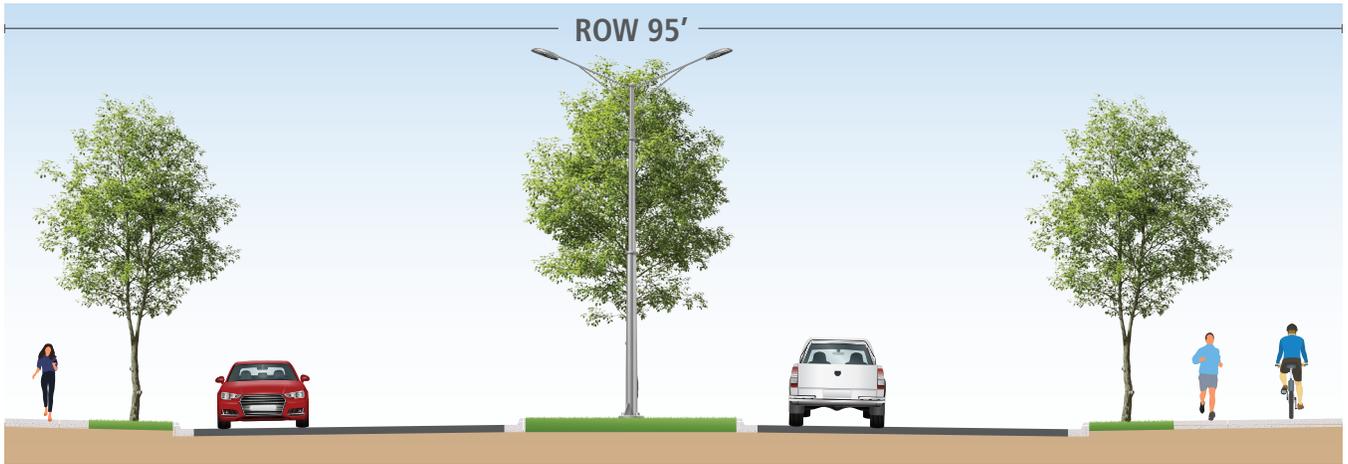


Typical Street Sections - *DRAFT*

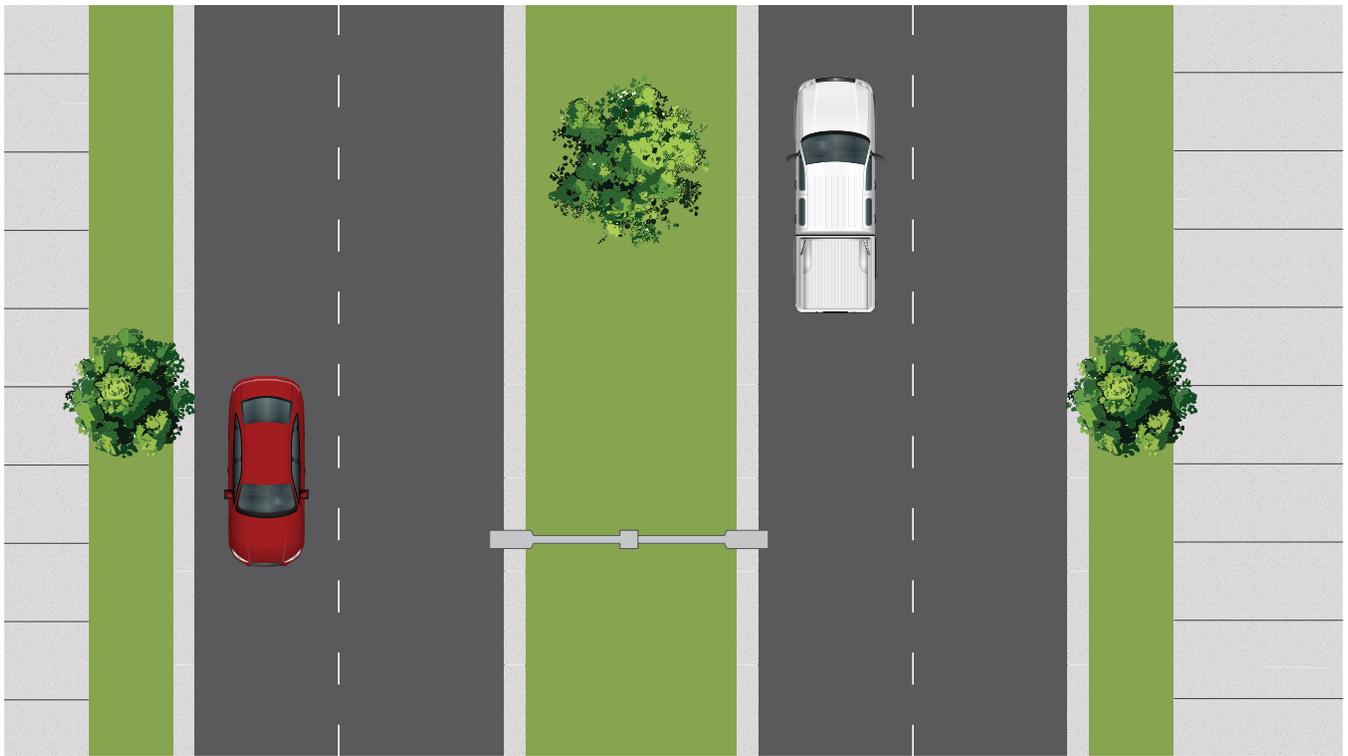
February 24, 2026

CITY OF HIGHFILL

Preferred N/S Western Arterial



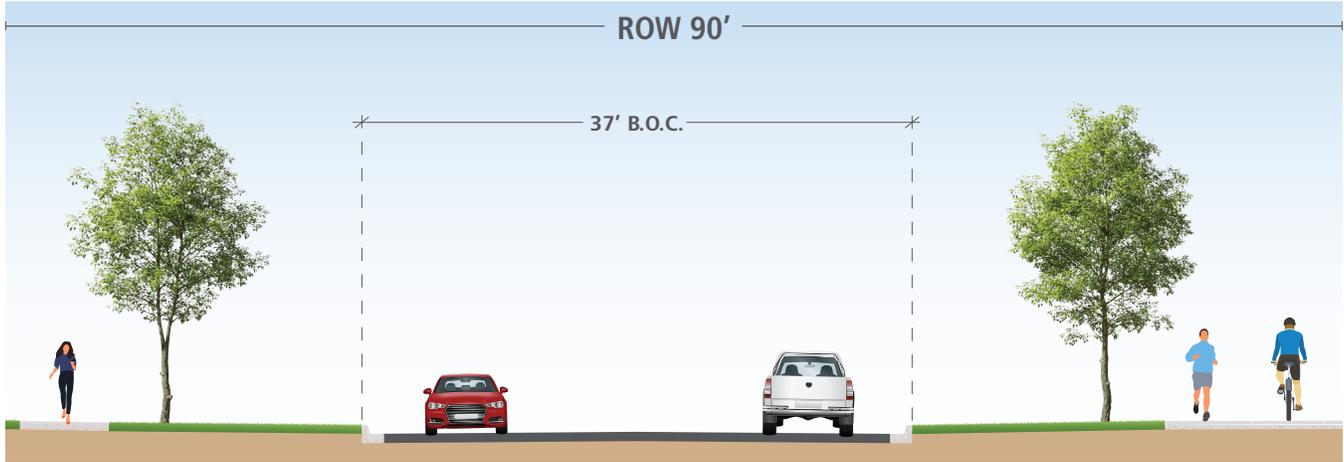
SIDEWALK	GREEN-SPACE	*	TRAVEL LANE	TRAVEL LANE	*	MEDIAN	*	TRAVEL LANE	TRAVEL LANE	*	GREENSPACE	SIDEPATH
6'	6'	*	11'	11'	*	15'	*	11'	11'	*	6'	12'



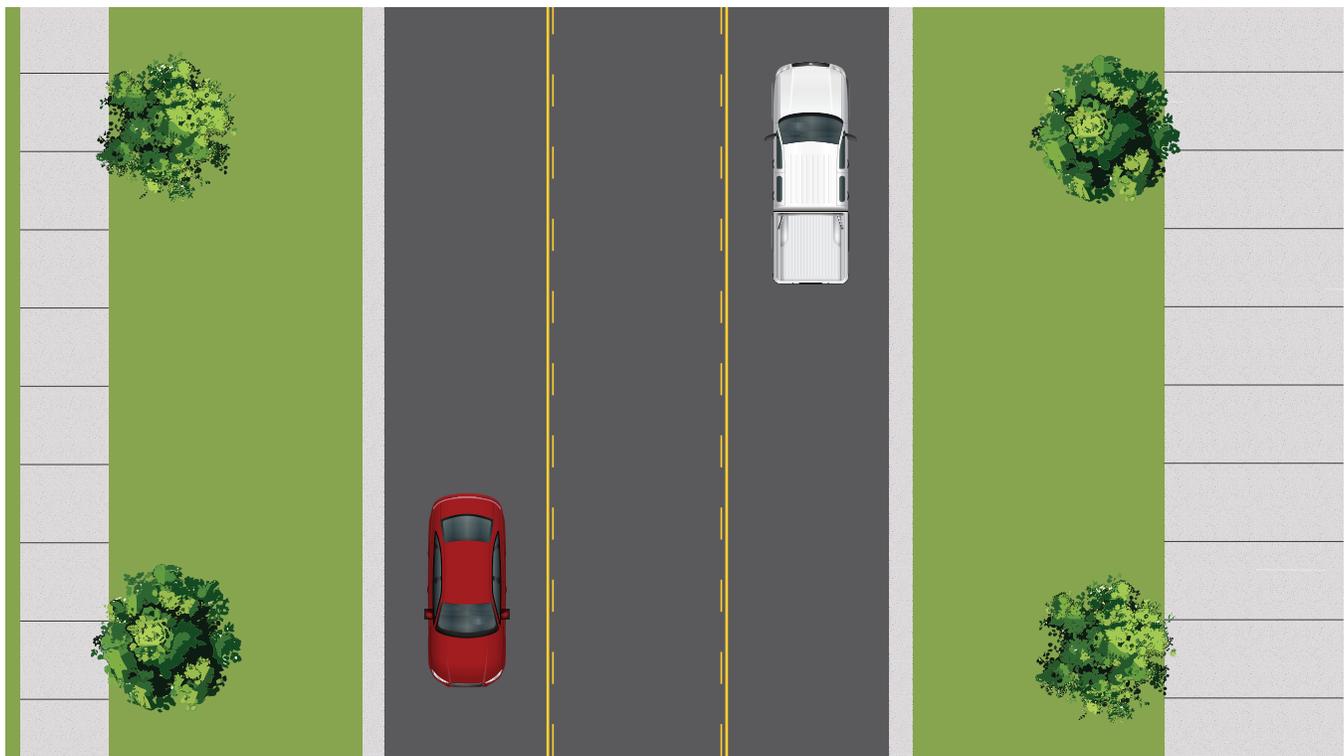
Curb and gutter: * - 1.5'

CITY OF HIGHFILL

Arterial 3-Lane



SIDEWALK	GREENSPACE**	*	TRAVEL LANE	TURN LANE	TRAVEL LANE	*	GREENSPACE**	SIDEPATH
6'	17'	*	11'	12'	11'	*	17'	12'



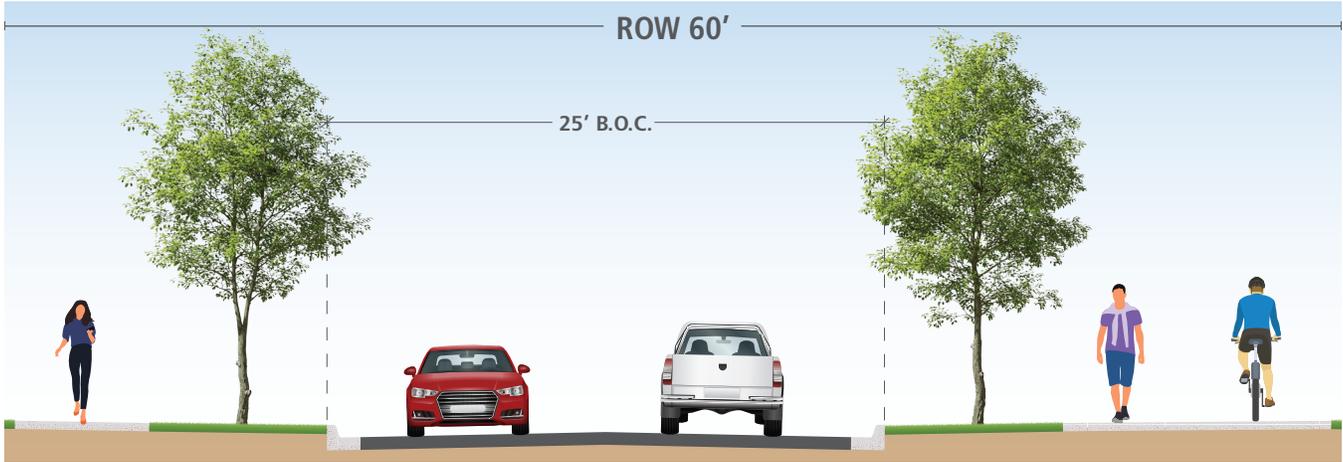
Curb and gutter: * - 1.5'

Street Tree Standards: Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.

Greenspace: ** - The 17' greenspace is reserved for a future 5-lane section, if/when needed. Build-out of the 5-lane section would yield 6' greenspace on each side.

CITY OF HIGHFILL

Arterial 2-Lane



SIDEWALK	GREENSPACE	*	TRAVEL LANE	TRAVEL LANE	*	GREENSPACE	SIDEPATH
6'	8'	*	11'	11'	*	8'	12'

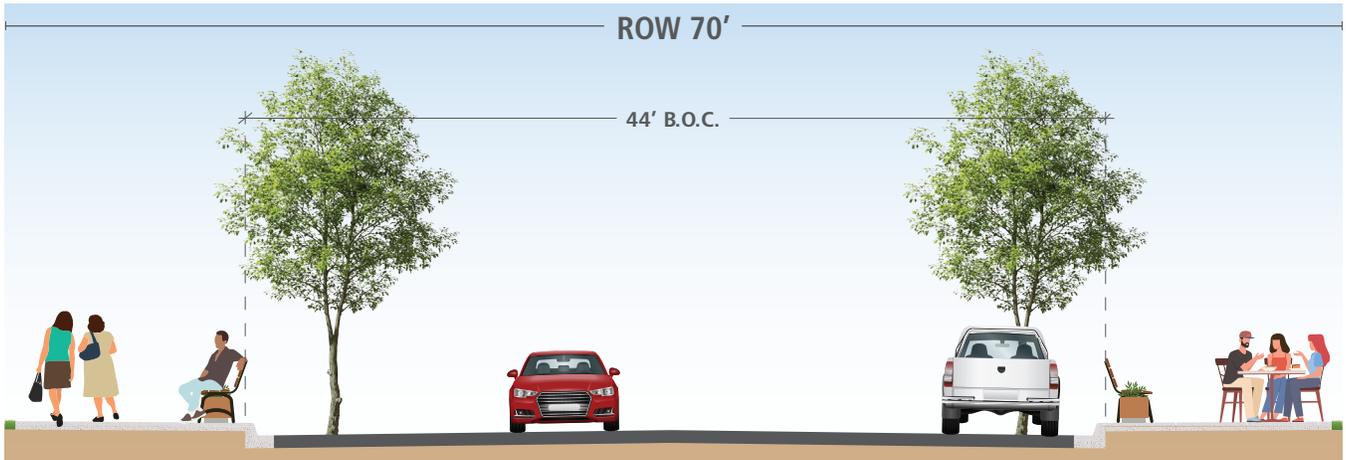


Curb and gutter: * - 1.5'

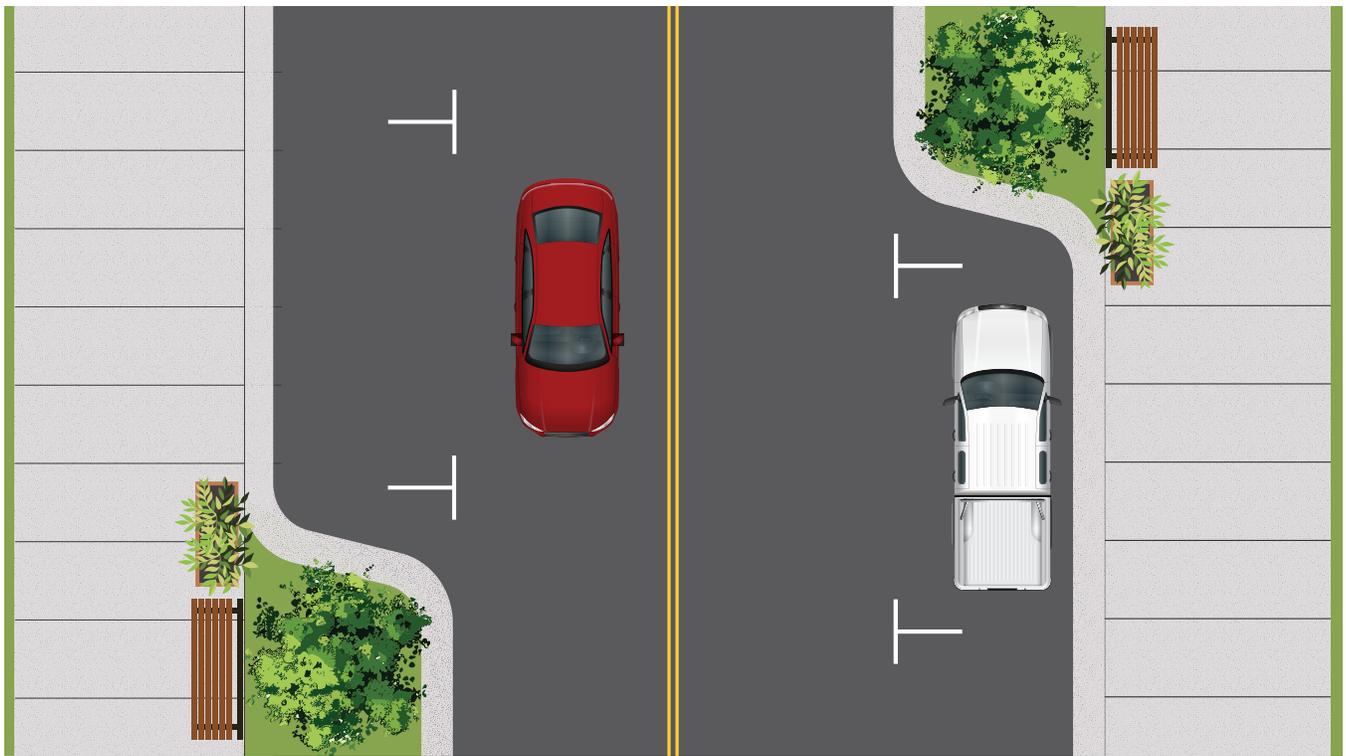
Street Tree Standards: Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.

CITY OF HIGHFILL

Downtown Arterial



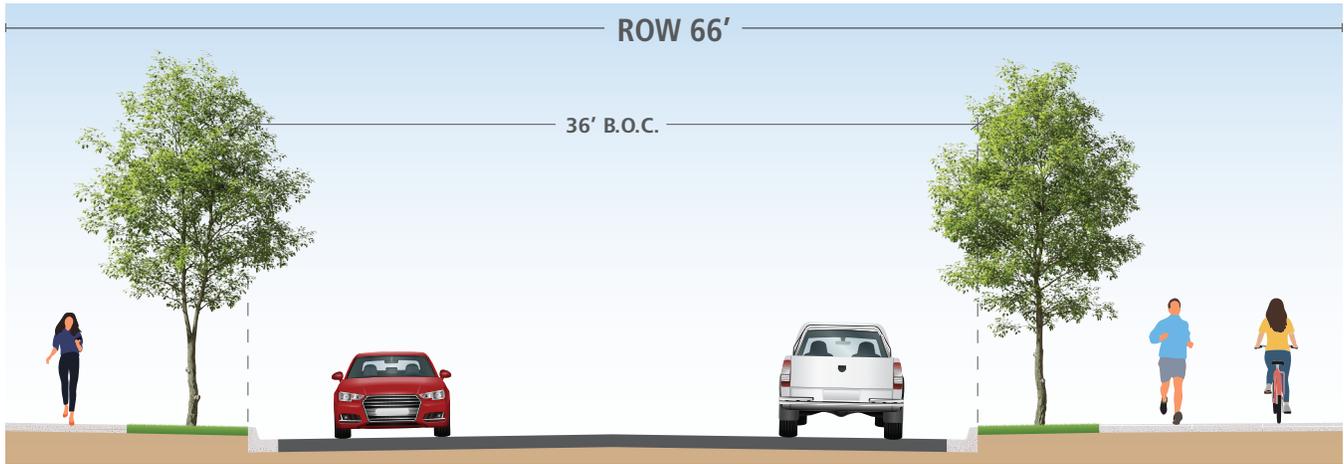
SIDEPATH/PEDESTRIAN ZONE	*	ON-STREET PARKING/ GREENSPACE	TRAVEL LANE	TRAVEL LANE	ON-STREET PARKING/ GREENSPACE	*	SIDEPATH/PEDESTRIAN ZONE
12'	*	9.5'	11'	11'	9.5'	*	12'



Curb and gutter: * - 1.5'

CITY OF HIGHFILL

Major Collector 3-Lane



SIDEWALK	GREENSPACE	*	TRAVEL LANE	TURN LANE	TRAVEL LANE	*	GREENSPACE	SIDEPATH
6'	6'	*	11'	11'	11'	*	6'	12'



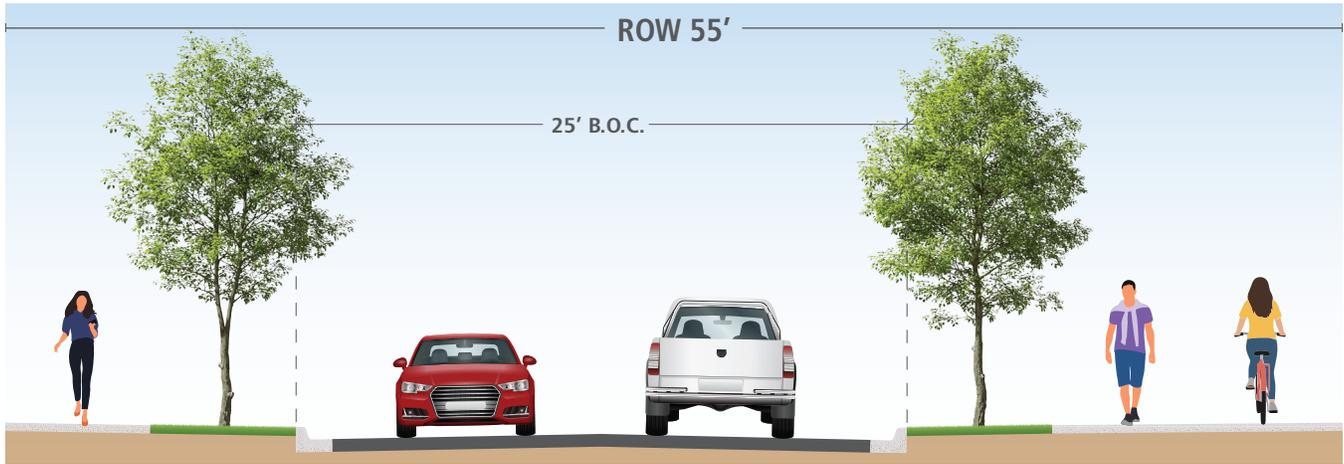
Curb and gutter: * - 1.5'

Turn Lane: Turn lane, as shown, to be required as determined by the City Engineer, based on need and traffic generation. In cases where the central turn lane is not required, the B.O.C. dimension is reduced by 11', and that difference is added to the greenspace on each side.

Street Tree Standards: Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.

CITY OF HIGHFILL

Major Collector 2-Lane



SIDEWALK	GREENSPACE	*	TRAVEL LANE	TRAVEL LANE	*	GREENSPACE	SIDEPATH
6'	6'	*	11'	11'	*	6'	12'

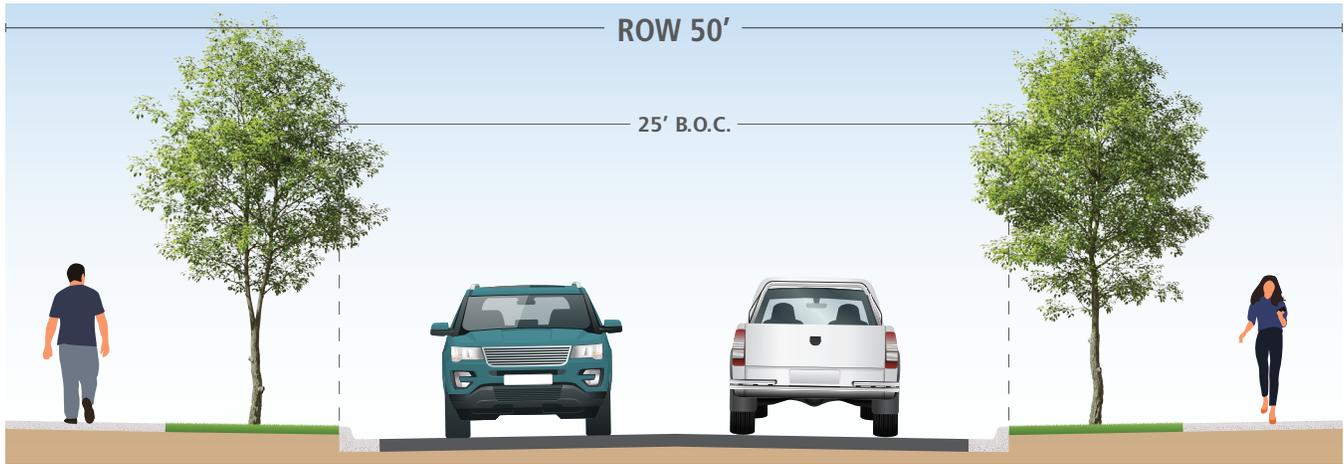


Curb and gutter: * - 1.5'

Street Tree Standards: Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.

CITY OF HIGHFILL

Collector



SIDEWALK	GREENSPACE	*	TRAVEL LANE	TRAVEL LANE	*	GREENSPACE	SIDEWALK
6'	6.5'	*	11'	11'	*	6.5'	6'

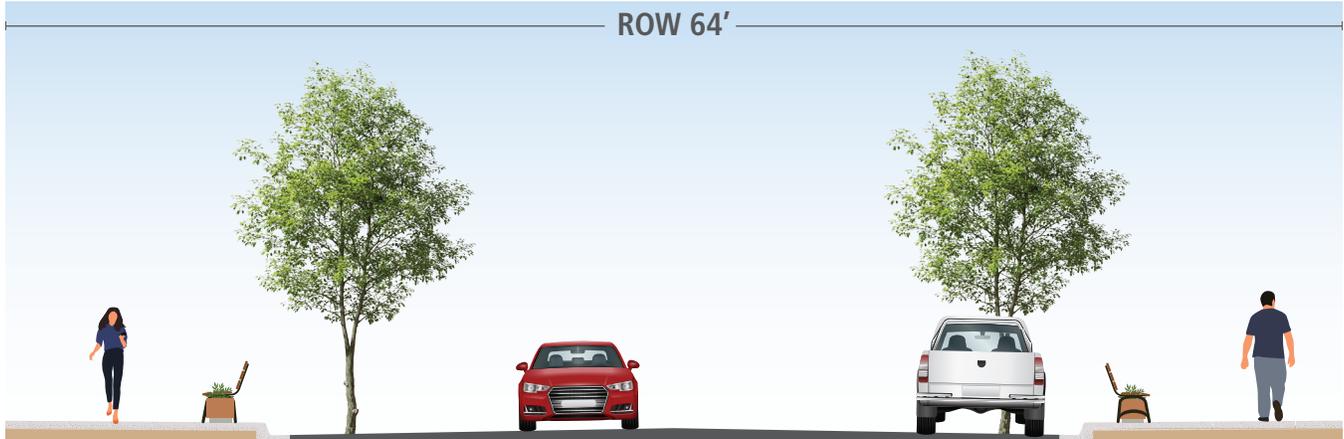


Curb and gutter: * - 1.5'

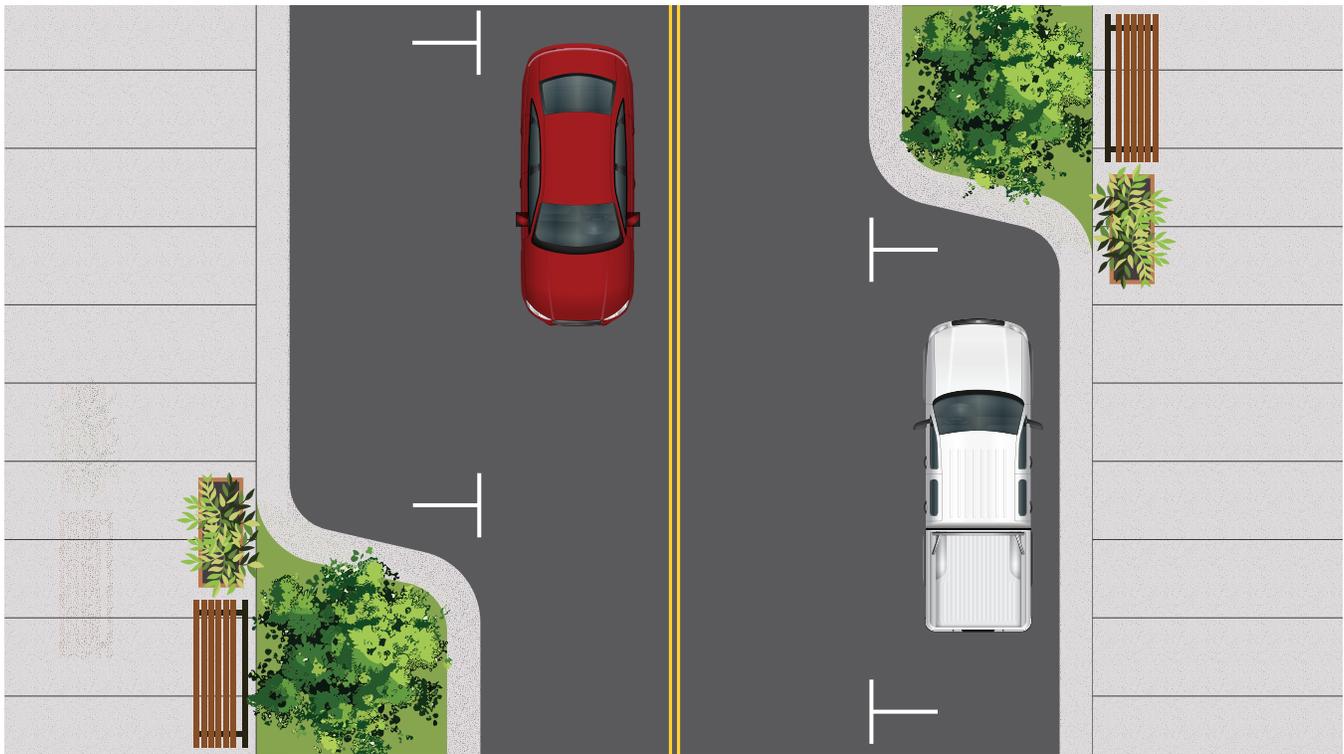
Street Tree Standards: Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.

CITY OF HIGHFILL

Downtown Collector



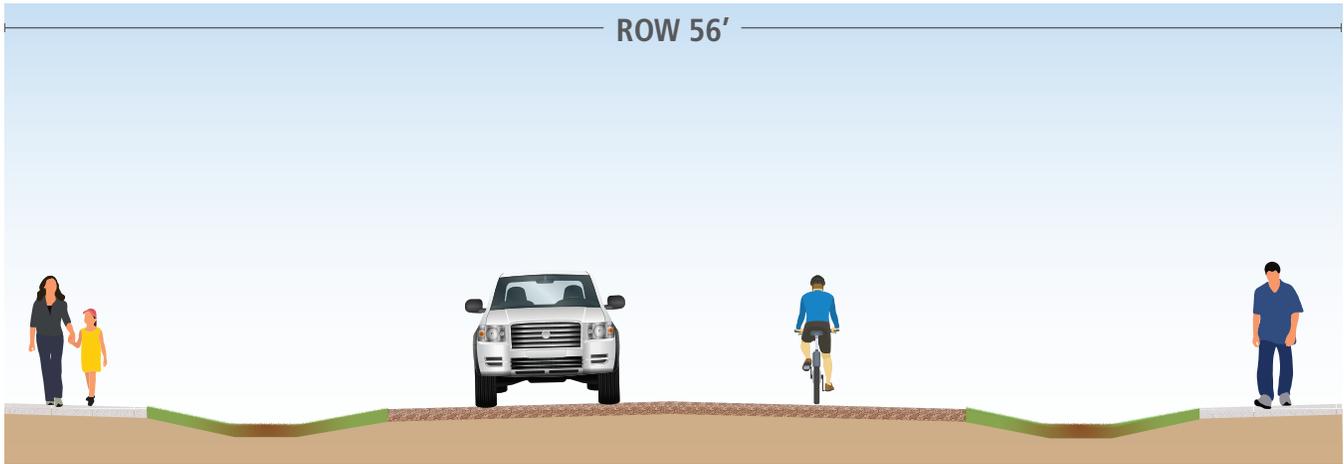
SIDEPATH/PEDESTRIAN ZONE	*	ON-STREET PARKING	TRAVEL LANE	TRAVEL LANE	ON-STREET PARKING	*	SIDEPATH/PEDESTRIAN ZONE
12'	*	8.5'	10'	10'	8.5'	*	12'



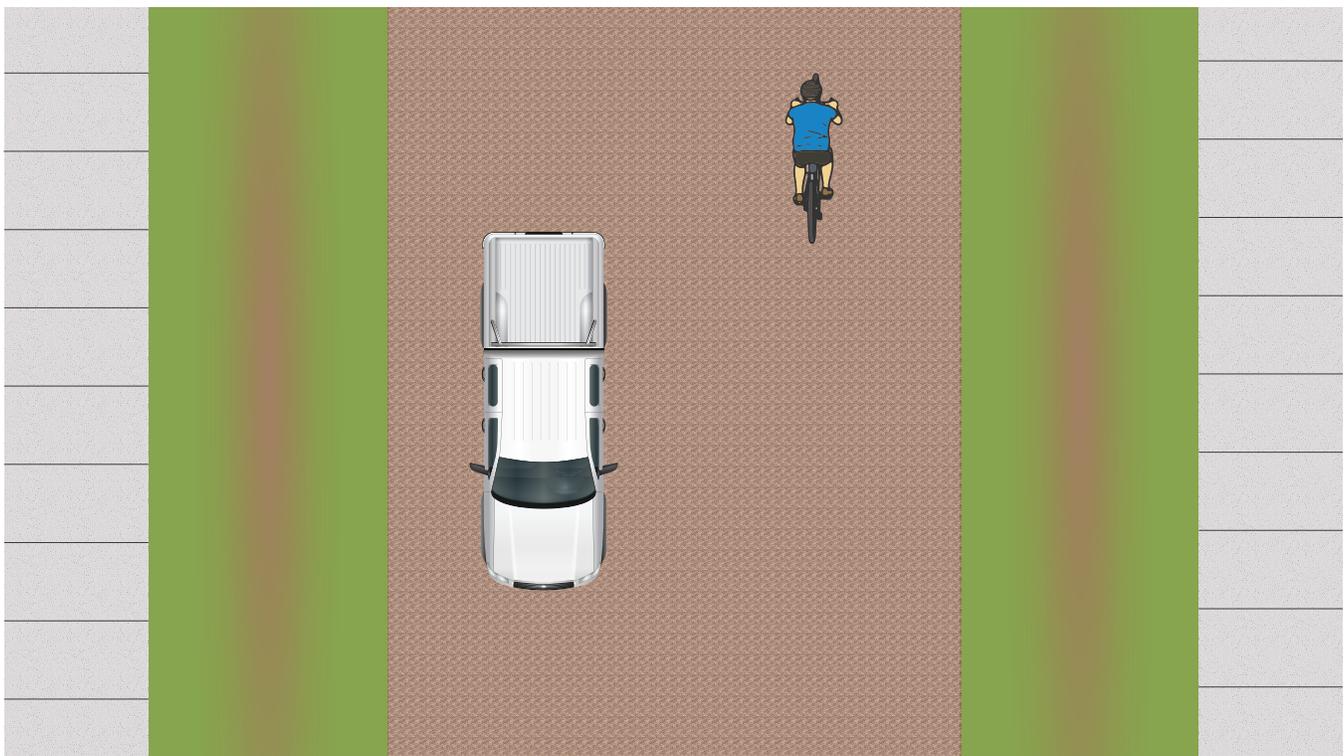
Curb and gutter: * - 1.5'

CITY OF HIGHFILL

Gravel Grinder Collector



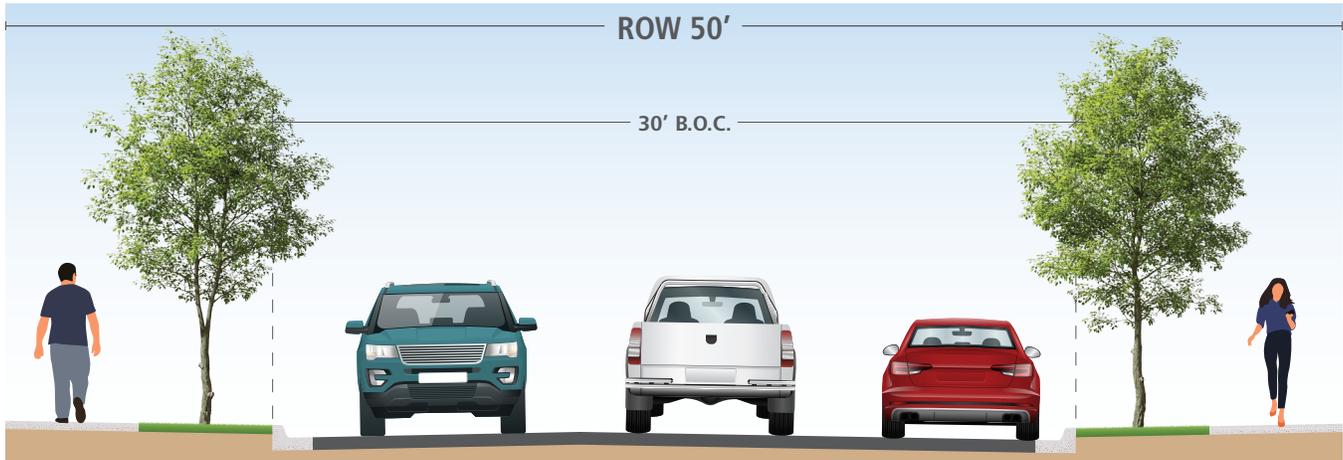
SIDEWALK	STORMWATER SWALE	TRAVEL LANES	STORMWATER SWALE	SIDEWALK
6'	10'	24'	10'	6'



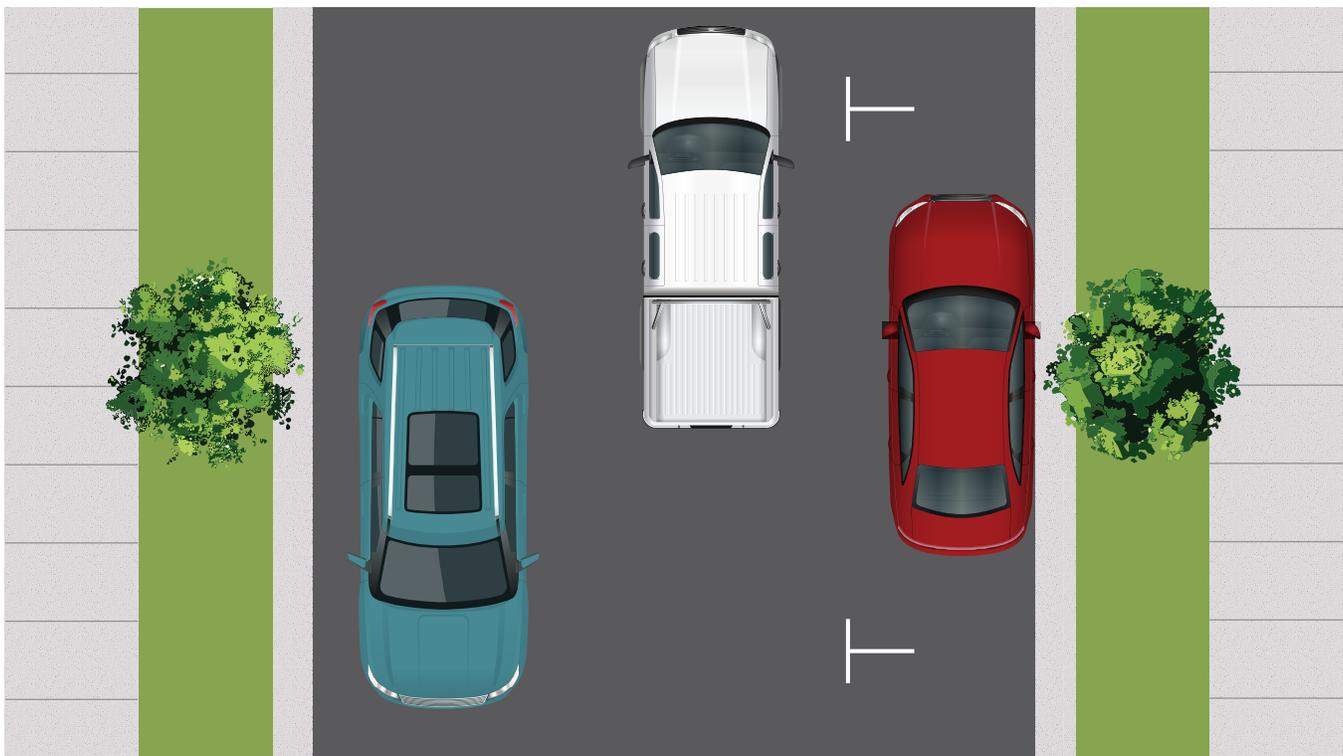
Existing roadway pavement structure shall be rehabilitated. Rehabilitation methods for either gravel or asphalt roadways shall be approved by the City Engineer.

CITY OF HIGHFILL

Local Street



SIDEWALK	GREENSPACE	*	TRAVEL LANE	TRAVEL LANE	ON-STREET PARKING	GREENSPACE	SIDEWALK
5'	5'	*	10'	10'	*8.5'	5'	5'



Curb and gutter: * - 1.5'; On-street parking inclusive of curb and gutter

Centerline Pavement Markings: May or may not be required by the City Engineer. Refer to the Manual on Uniform Traffic Control Devices for Streets and Highways for Warrants on Yellow Center Lines.

Parallel parking: Parallel parking, as shown, to be required by the density of the development per the development/zoning code. In cases where the on-street parking lane is not required, the B.O.C. remains as is and the travel lanes become 13.5' each for a total of 27', not including curb and gutter.

Street Tree Standards: Street trees shall be placed at 45' on center and shall be large species shade trees. In cases where overhead utility lines are in close proximity, medium or small species trees shall be provided and spacing shall be at 35' on center. Trees shall be sized at 1.5" caliper or greater at the time of planting and shall either be irrigated or placed on a water maintenance plan during the first 3 years after planting.

