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8850 Public: Thoroughfare Design Standards

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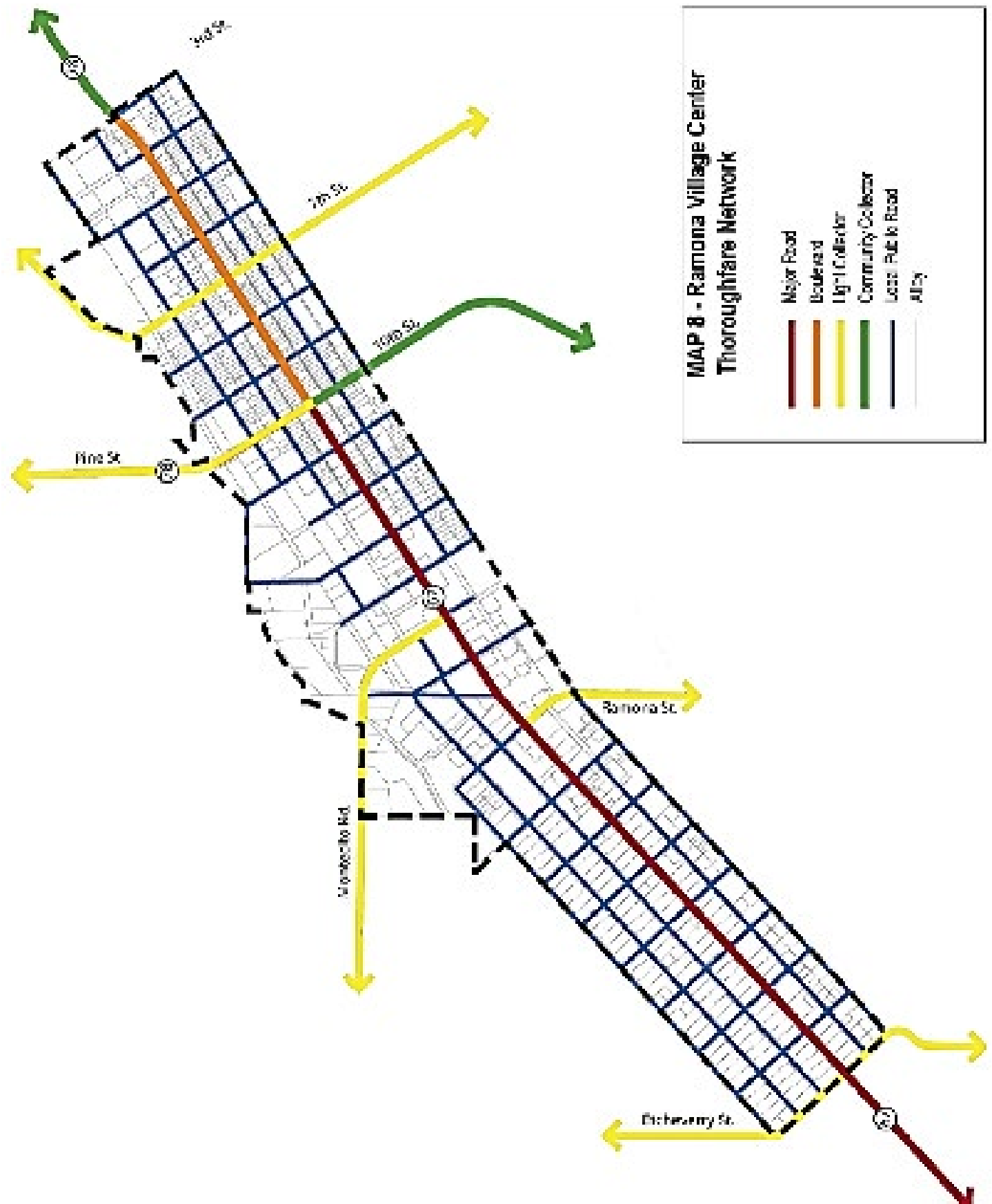
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PART EIGHT: 8850 *Public Realm - Thoroughfares*



PART EIGHT: 8850 *Public Realm - Thoroughfares*

Public Thoroughfares located within the Ramona Village Center shall be subject to the requirements of this section and managed by County of San Diego Department of Public Works and is intended to coordinate public and private realm planning.

8851 General Intent

- a. Thoroughfares shall be designed according to their classification type as specified within the County of San Diego Public Road Standards in conformance with the General Plan Mobility Element and the Ramona Road Master Plan.
- b. Thoroughfares will consist of Roadway (curb-to-curb) and Public Frontage (property line to curb).
- c. The San Diego County Department of Public Works (DPW) is not responsible for all construction of all public Right-of-Way (ROW) within Thoroughfares. Private development will make Frontage and/or off-site improvements.
- d. Roadways and thoroughfares will be designed to meet roadway safety and operation standards.

8853 Travel Way

- a. DPW will be responsible for the maintenance of the Travel Lanes to include curb and gutter, on-street parking spaces, bike lane facilities, travel lanes and turning lanes within the public ROW.

8855 Public Frontage

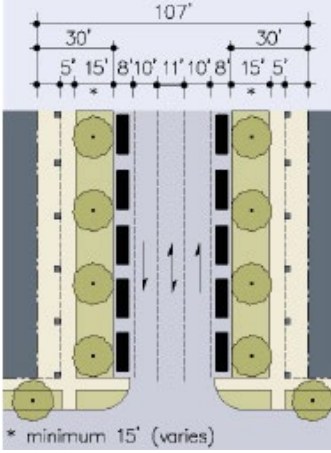
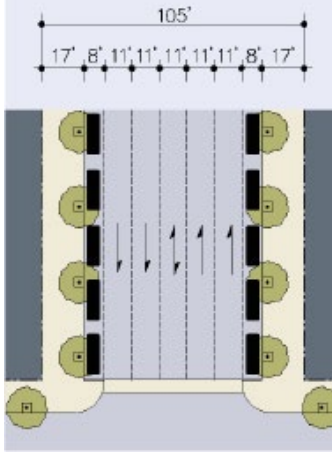
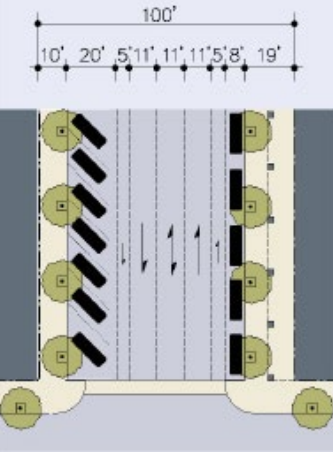
- a. Public Frontage for each thoroughfare type shall be designed according to abutting zoning district(s) as specified on Table(s) 8.0.A - 8.6.A.
- b. Public Frontage includes:
 - i. The Furnishing Zone provided to accommodate Street Trees, Public Infrastructure, and Public Furniture;
 - ii. the Walkway provided for pedestrians;
 - iii. and, accommodate for Outdoor Cafe Seating and Sidewalk Cafes per §6158.a.1.i.(a) and §6158.a.2.
- c. For plantings in the Furnishing Zone, permitted species of Street Trees are listed on Table 8.8.
- d. Street Trees on Main Street shall be planted in a formal-spaced Allee pattern as illustrated on Table 8.9. All other Street trees may be planted in a formal or informal pattern. The prescribed Planting Technique, sequence, and spacing of Street Trees is specified for each Thoroughfare type on Table 8.0.C - 8.6.C. The spacing of Street Trees may be adjusted by Exception to accommodate specific site conditions.
- e. When planted, Street Trees shall be a minimum canopy height of eight (8) feet and/or two (2) inches in caliper.
- f. All landscaped requirements shall be in conformance with §86.701 of the County Code and Landscape Design Manual.
- g. A minimum of 25 sq. ft. open soil areas shall be left around each Street Tree, centered at the tree trunk.
- h. A minimum of 25 sq. ft., 5' x 5', of tree grate covered area shall be placed around each Street Tree on Main Street.
- i. Street Lights shall only be allowed along Main Street and at Main Street Intersections (see Table 8.9) to comply with County of San Diego Dark Sky policies.
- j. Public hitching posts, for equestrian activities, shall be allowed on all public Pathways.

8857 Private Frontage Development Improvement requirements

- a. Construction improvements expected by private development (based on 2013 cost estimates for 50-foot wide Lots on avg.):
 - i. Street Trees: One (1) Tree per every 30 linear feet on center (average) or 1 per every 50 linear feet Lot Bay (\$1,000).
 - ii. Public Furniture: 1 Street Light every 50-feet on center only on Lots abutting Main Street Frontage Line (\$3,500).
 - iii. Furnishing Zone: 5-15 feet wide (10-feet on average) Landscape, ground cover and shrubs (\$1,250)
 - iv. Walkway: 5 - 10 feet wide along the Primary and Secondary Lot Frontage of Lots in RM-V4/V5 (\$7,500).
 - v. Curb/Gutter pan: 1-foot wide for 50 linear feet average Lot width (\$1,250).
 - vi. Bicycle Facilities: 1 facility (bike storage) on any project over 150-feet in length as measured only on Lots abutting Main Street (\$2,500 each).

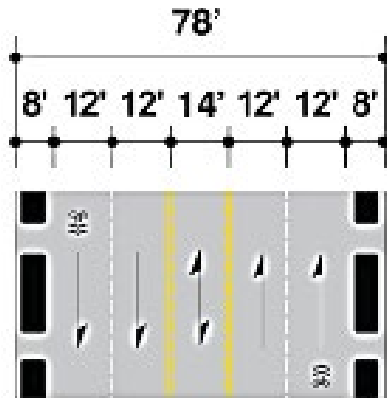
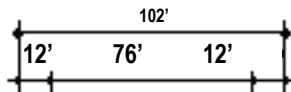
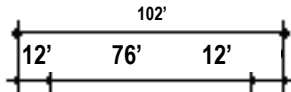

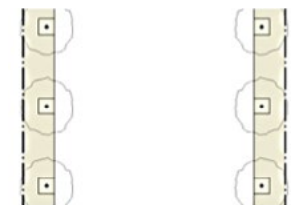
PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.0 THOROUGHFARE TYPES

CALTRANS ROUTE 67 / 78 (107 - 76)				
A. GENERAL		B. ROADWAY (ROAD SURFACING)		
CONTEXT Sub-Area Districts: Colonnade, Paseo, Old Town		SPECIFICATIONS		
SPECIFICATIONS Total R.O.W: 110 - 116 feet Road Surface Width: 61 - 78 feet Public Frontage Width: 10 - 15 feet each side The design of the Public Frontage varies according to the Sub-Area District designation. (see below)		Travel Lanes/Width: 4 / 10 - 11 feet; Bike Sharrows or CycleTracks and/or Parkways optional Yield Turning Lane Width: 12 feet Parking Lanes/Width: 2/8 feet with Head-Out Angled Parking Drainage Type: Curb and Gutter		
C. PUBLIC FRONTAGE (PARKWAY)				
ZONING DISTRICT(S)	V4 V5	V5	V5	
DESCRIPTION	Colonnade Main Street that maintains the Eucalyptus Tree colonnade with Parkway.	Paseo Main Street incorporating the widest roadway most recently improved to CALTRANS standards.	Old Town Main Street incorporating the most pedestrian improved CALTRANS roadway segement.	
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)				
	FURNISHING ZONE			
	Width	15 feet	9 feet	5 feet
	Design	Landscaped Colonnade	Landscaped and Paved	Paved
	Planting Technique	36 sq. ft. Tree Pit / Second Row of New Trees	25 sq. ft. Tree Pit with Tree Grate	25 sq. ft. Tree Pit with Tree Grate
Tree Sequence	Single Species	Various Species	Single Species	
Primary Tree Species	Eucalyptus Cladocalyx	See Table 8.8	See Table 8.8	
Tree Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.	
Lighting Spacing	None	40 ft. o.c. avg. on Main Street Frontage Line	40 ft. o.c. avg. on Main Street Frontage Line	
WALKWAY				
Width in ROW	15	8 feet	5 feet	
Type	Parkway	Sidewalk (Parkway at Transition Areas)	Sidewalk	
PARKING LANE				
Type	Parallel	Parallel	Parallel (and/or future Head-Out parking)	

PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.1 THOROUGHFARE TYPES

BOULEVARD (102-78) FUTURE VILLAGE CENTER THOROUGHFARE TYPE			
A. GENERAL			
<div>CONTEXT</div> <div>Zoning Districts: V3, V4, V5 (Allowed if a State Highway becomes a County Facility)</div> <div>SPECIFICATIONS</div> <div>Total R.O.W: 106 feet</div> <div>Road Surface Width: 78 feet</div> <div>Public Frontage Width: 12 feet each side</div> <div>The design of the Public Frontage varies according to the Zoning District designation of abutting lots. (see below)</div>		<div></div> <div>(FOR ADVISORY PURPOSES ONLY)</div>	
B. ROADWAY (ROAD SURFACING)			
<div>SPECIFICATIONS</div> <div>Travel Lanes/Width: 4 / 12 feet; 2 with Bike Sharrows</div> <div>Yield Turning Lane Width: 14 feet</div> <div>Parking Lanes/Width: 2 / 8 feet</div> <div>Drainage Type: Curb and Gutter</div>			
C. PUBLIC FRONTAGE (PARKWAY)			
ZONING DISTRICT	Reserved	V4	V5
DESCRIPTION		Colonnade Main Street county facility that maintains the Eucalyptus Tree colonnade with Parkway.	Paseo and Old Town Main Street county facility that allows for both Commercial and Residential Uses.
		<div></div>	<div></div>
PUBLIC FRONTAGE ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)		<div></div>	<div></div>
FURNISHING ZONE			
Width		12 feet	12 feet
Design		Landscaped	Paved
Planting Technique		Continuous Planter	36 sq. ft. Tree Pit
Tree Sequence		Informal, Various Species	Formal, Single Species
Tree Species		See Table 8.8	See Table 8.8
Tree Spacing		30 ft. o.c. avg.	30 ft. o.c. avg.
Lighting Spacing		n/a	40 ft. o.c. avg. on Main Street Frontage Line
WALKWAY			
Width in ROW		12 feet	12 feet
Type		Sidewalk or Pathway	Sidewalk (only Pathway in Colonnade)
PARKING LANE			
Type		Parallel	20 feet Head-Out Parking and Parallel

PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.2 THOROUGHFARE TYPES (continued)

MAJOR ROAD 4.1.B (84-64)		
A. GENERAL		
<div>CONTEXT</div> <div>Zoning Districts: V4, V5</div> <div>SPECIFICATIONS</div> <div>Total R.O.W: 84 feet</div> <div>Road Surface Width: 64 feet</div> <div>Public Frontage Width: 10 feet each side</div> <div>The design of the Public Frontage varies according to the Zoning District designation of abutting lots. (see below)</div>	<div><div>64'</div><div>8' 12' 12' 12' 12' 8'</div><div></div></div>	
B. ROADWAY (ROAD SURFACING)		
<div>SPECIFICATIONS</div> <div>Travel Lanes/Width: 4 / 12 feet</div> <div>Parking Lanes/Width: 2 / 8 feet</div> <div>Drainage Type: Curb and Gutter</div>		
C. PUBLIC FRONTAGE (PARKWAY)		
TRANSECT ZONE	V4	V5
DESCRIPTION	Less rural streetscape intersecting with Main Street in all Sub-Districts	Less rural streetscape intersecting with Main Street in all Sub-Districts
	<div><div>84'</div><div>10' 64' 10'</div><div></div></div>	<div><div>84'</div><div>10' 64' 10'</div><div></div></div>
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)	<div><div></div></div>	<div><div></div></div>
FURNISHING ZONE		
Width	10 feet	10 feet
Design	Paved between Street Trees	Paved between Street Trees
Planting Technique	36 sq. ft. Tree Pit	36. sq. ft. Tree Pit
Tree Sequence	Single Species	Single Species
Tree Species	See Table 8.8	See Table 8.8
Tree Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.
Lighting Spacing		
WALKWAY		
Width	10 feet	10 feet
Type	Sidewalk	Sidewalk

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TABLE 8.3 THOROUGHFARE TYPES (continued)

LIGHT COLLECTOR 2.2D (84-54)

A. GENERAL

CONTEXT

Zoning Districts: V2, V3, V4, V5

SPECIFICATIONS

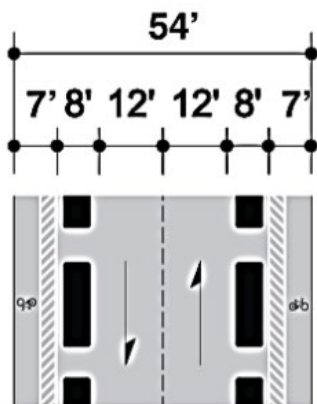
Total R.O.W: 84 feet
Road Surface Width: 40 - 54 feet
Public Frontage Width: 22 feet each side

The Public Frontage allows for Sharrows or future Cycle Track to provide connectivity per Ramona Road Master Plan, 2003.

B. ROADWAY (ROAD SURFACING)

SPECIFICATIONS

Travel Lanes/Width: 2 / 12 feet
Parking Lanes/Width: 2 / 8 feet
Bicycle Lanes/Width: 2 / 8 feet
Drainage Type: Curb and Gutter

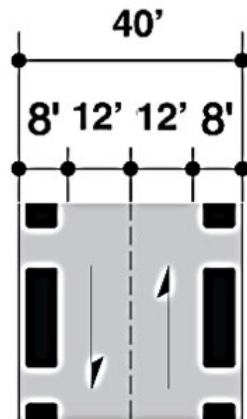
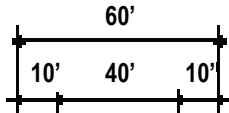
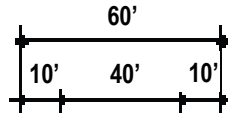
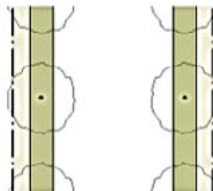
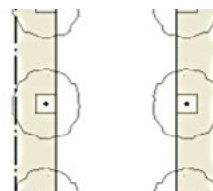


C. PUBLIC FRONTAGE (PARKWAY)

TRANSECT ZONE	V2	V3	V4	V5
DESCRIPTION	More rural with bike lane	More rural with bike lane	Less rural with bike lane	Intersects with Main Street w/bike lane
	84' 14' 56' 14'	84' 14' 56' 14'	84' 14' 56' 14'	84' 14' 56' 14'
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)				
FURNISHING ZONE				
Width	14 feet	14 feet	14 feet	14 feet
Design	Landscaped	Landscaped	Landscaped	Paved between Street Trees
Planting Technique	9 foot wide Planter	9 foot wide Planter	7 foot wide Planter	36 sq. ft Tree Pit
Tree Sequence	Single Species	Single Species	Single Species	Single Species
Permitted Tree Species	See Table 8.8	See Table 8.8	See Table 8.8	See Table 8.8
Tree Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.
Lighting Spacing	n/a	n/a	At intersection with Main Street	At intersections with Main Street
WALKWAY				
Width	5 feet	5 feet	7 feet	14 feet
Type	Sidewalk or Parkway	Sidewalk or Parkway	Sidewalk	Sidewalk

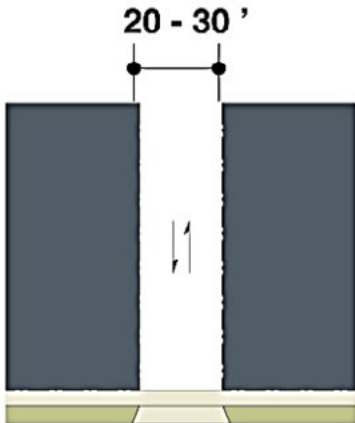
PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.4 THOROUGHFARE TYPES (continued)

COMMUNITY COLLECTOR 2.1E (60-40)		
A. GENERAL		
<div>CONTEXT</div> <div>Zoning Districts: V3, V4, V5</div> <div>SPECIFICATIONS</div> <div>Total R.O.W: 60 feet</div> <div>Road Surface Width: 40 feet</div> <div>Public Frontage Width: 12 feet each side</div> <div>The design of the Public Frontage varies according to the Zoning District designation of abutting lots. (see below)</div>		
B. ROADWAY (ROAD SURFACING)		
<div>SPECIFICATIONS</div> <div>Travel Lanes/Width: 2 / 12 feet</div> <div>Parking Lanes/Width: 2 / 8 feet</div> <div>Drainage Type: Curb and Gutter</div>		
C. PUBLIC FRONTAGE (PARKWAY)		
TRANSECT ZONE	V3 V4	V3 V5
DESCRIPTION	More rural streetscape with landscape planter connecting other Collector streets	Less rural streetscape with tree grates connecting other Collectors streets
		
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)		
FURNISHING ZONE		
Width	12 feet	12 feet
Design	Landscaped	Paved between Street Trees
Planting Technique	7 foot wide Planter	36. sq. ft. Tree Pit
Tree Sequence	Various Species	Various Species (T4) Single Species (T5)
Tree Species	See Table 8.8	See Table 8.8
Tree Spacing	30 ft. o.c. avg.	20-30 ft. o.c. avg.
Lighting Spacing		
WALKWAY		
Width	5 feet	12 feet
Type	Sidewalk	Sidewalk

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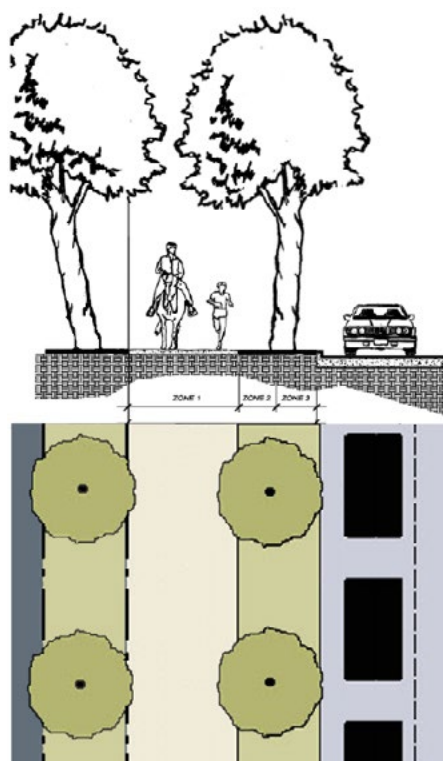
TABLE 8.5 THOROUGHFARE TYPES (continued)

ALLEY		
A. GENERAL		
<div>CONTEXT</div> <div>Zoning Districts: V3, V4, V5</div> <div>SPECIFICATIONS</div> <div>Total R.O.W: 20 - 30 feet</div> <div>Road Surface Width: 20 - 30 feet</div> <div>Public Frontage: none (Second/Third Lot Layers only)</div>		<div></div> <div>(FOR ADVISORY PURPOSES ONLY)</div>
B. ROADWAY (ROAD SURFACING)		
<div>SPECIFICATIONS</div> <div>Travel Lanes/Width: 2 / 10 feet</div> <div>Parking Lanes/Width: n/a</div> <div>Drainage Type: Inverted Crown</div>		
C. PUBLIC FRONTAGE (PARKWAY)		
TRANSECT ZONE	V4	V5
DESCRIPTION	rear service lane paved or decomposed granite surface	rear service lane paved or decomposed granite surface
FURNISHING ZONE		
Width	n/a	n/a
Design	n/a	n/a
Planting Technique	n/a	n/a
Tree Sequence	n/a	n/a
Tree Species	n/a	n/a
Tree Spacing	n/a	n/a
Lighting Spacing	n/a	n/a
WALKWAY		
Width	n/a	n/a
Type	n/a	n/a

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TABLE 8.6 THOROUGHFARE TYPES (continued)

TYPE D- PATHWAY SPECIAL	
A. GENERAL	
CONTEXT Zoning Districts: All	
SPECIFICATIONS Total R.O.W: 15 - 20 feet Parkway Surface Width: 8 - 10 feet Public Frontage: Major Street or CALTRANS Highway	
B. ROADWAY (SURFACING)	
SPECIFICATIONS Surface Materials: Decomposed Granite or Tread Vertical Clearance: 12 feet Drainage Type: Cross Slope Description: Trail type fronting onto the thoroughfare intended for an intense volume of use generally associated with an urban/suburban setting. This parkway provides the widest tread so they may function as both recreation and transportation facilities and will be accessible to all trail users, such as pedestrians, equestrians and bicyclist. A secondary planting zone is located along the private Lot frontage to allow for a new colonnade of eucalyptus to grow and maintain the historic/older colonnade trees. See County Trails Master Plan for more detailed specifications.	










(FOR ADVISORY PURPOSES ONLY)

C. PUBLIC FRONTAGE (PARKWAY)

TRANSECT ZONE	V4	V5
FURNISHING ZONE		
Planting Technique	36 sq. ft. tree pit	36 sq. ft. tree pit
Tree Sequence	various species	various species
Primary Tree Species	Lemon scented gum Sugar gum River red gum	Lemon scented gum Sugar gum River red gum
Tree Spacing	formal	formal
Lighting Spacing	n/a	n/a
fencing	rural, split-rail fencing along ROW 15-feet or greater	rural, split-rail fencing along ROW 15-feet or greater
WALKWAY		
Width	8 - 10 feet	8 - 10 feet
Type	Decomposed granite or natural tread surface material w/binding agent	Decomposed granite or natural tread surface material w/binding agent

PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.7 APPROVED STREET TREE LIST (REFERENCE RDRB APPENDIX A - PLANT SELECTION GUIDE)

Species name (Botanical Name)	TREE CANOPY CHARACTERISTICS (NOTE - NO PALM TREES PERMITTED)				
	SHAPE	DENSITY	MATURE HEIGHT (ft)	MATURE DIAMETER (ft)	General
Chinese Pistache (<i>pistachia chinensis</i>)		full	35	35	spectacular red, red-orange fall color; heat, drought and soil tolerance; pest resistant. A near perfect shade tree for one-story buildings.
Black Locust (<i>robinia pseudoacacia</i>)		full	60	40	turns brilliant shades of yellow, orange, red and purple in autumn; prized shade tree in parks, campuses and around residences with space for large trees
Cape Chestnut (<i>calodendron capense</i>)		full	60-90	45-60	peeling bark; leaves persist through fall and early winter; medium to dark green in summer; yellow-brown in fall; roots can heave sidewalks
Camphor Tree (<i>cinnamomum camphora</i>)		full	45-60	45-60	tolerates a variety of soils; tolerates drought, sun, wind, air pollution; resistant to Dutch Elm disease
Jakaranda aka Black Poui (<i>jacaranda acutifolia</i> or <i>jacaranda mimosifolia</i>)		open	30	40	turns brilliant shades of purple in autumn; prized shade tree in parks, campuses and around residences with space for large trees
River Red Gum (<i>eucalyptus camaldulensis</i>)		open	80-120	irregular	massive evergreen tree, weeping habit, spreading crown; exfoliates bark to reveal distinctive mottled, multicolored trunk; trunk may be tan, gray or white
Sugar Gum (<i>eucalyptus cladocalyx</i>)		open	75-200	irregular	straight trunk with steep branches occurring about half way up; each main branch ends with its own little canopy
Lemon-Scented Gum (<i>eucalyptus citriodora</i>)		open	75-200	irregular	highly drought adapted evergreen tree; smooth; pale, uniform bark; white to coppery in summer; conspicuously narrow-leaved crown which smells strongly of lemons
Silk Tree (<i>albizia julibrissin</i>)		open	20-40	40	canopy can become vase shaped.
Peppermint Tree (<i>agonis flexuosa</i>)		full	40-75	30-75	canopy can become vase shaped; dark green in summer; yellow to reddish-purple in fall; peeling trunk bark exfoliates in combinations of grey, green, orange, and brown color
Maidenhair Tree (<i>ginkgo biloba</i>)		full	25-50	25-35	tolerates drought, heat, and poor soils; tolerates moderate drought and moderate wetness; grows slowly in hot and dry climates
Coast Live Oak (<i>Quercus agrifolia</i>)		full	40-75	40-60	adapted to relatively warm, wet winters and dry summers; tolerant of various soil types;
Green Wattle (<i>acacia decurrens</i>)		open	40-50	20-35	dull blue-green in summer, yellow-green in fall; relatively straight trunk and a crown of crooked branches
Strawberry Tree (<i>Arbutus 'Marina'</i>)		full	20-45	20-30	Pendulous pink flowers year-round; red and yellow fruit and peeling red bark
Kurrajong (<i>Brachychiton populneus</i>)		open	30-50	30	blooms in late spring and summer with clusters of small, bell-shaped, white flowers flecked with red on the inside
Eastern Redbud (<i>Cercis Canadensis</i>)		open	20-25	20-25	Pink to reddish purple flowers are grown on old twigs, branches, and trunks. Flowering occurs in March to May before leaf growth.
Chitalpa (<i>Chitalpa Tashkentensis</i>)		open	20-40	20-40	dry-spell tolerant and fast-growing and blooms between late spring and late fall.
Raywood Ash (<i>Fraxinus oxycarpa</i>)		full	40-50	25	The lustrous, dark green leaflets create a light shade beneath the tree. The leaves turn various shades of red to purple before falling in autumn.

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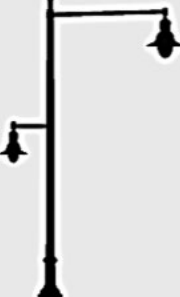
<u>Chinese Flame Tree</u> (<i>Koelreuteria bipinnata</i>)		<u>open</u>	<u>20-40</u>	<u>20-40</u>	<u>Yellow flowers in fall are soon followed by hot pink seed pods in autumn.</u>
<u>Crape Myrtle</u> (<i>Lagerstroemia indica</i>)		<u>full</u>	<u>20-30</u>	<u>15-25</u>	<u>A long period of striking summer flower color, attractive fall foliage, and good drought-tolerance.</u>
<u>Sweet Gum</u> (<i>Liquidamber styraciflua</i>)		<u>open</u>	<u>60-75</u>	<u>35-50</u>	<u>The beautifully glossy, star-shaped leaves turn bright red, purple, yellow or orange in the fall and early winter</u>
<u>Mesa Oak</u> (<i>Quercus engelmannii</i>)		<u>open</u>	<u>40-60</u>	<u>50-75</u>	<u>The bark is thick, furrowed, and light gray-brown. The leaves are leathery, of a blue-green color, and may be flat or wavy, with smooth margins.</u>
<u>Callery Pear</u> (<i>Pyrus calleryana</i>)		<u>full</u>	<u>30-50</u>	<u>20-35</u>	<u>flowers in early spring before the leaves, white with five petals; fruits mature in fall and are small, hard, brown, and almost woody.</u>
<u>Fern Pine</u> (<i>Podocarpus gracilior</i>)		<u>full</u>	<u>30-50</u>	<u>20-40</u>	<u>Soft, graceful, billowy appearance of bright green new growth, dark-green mature leaves, and weeping branch tips.</u>

TABLE 8.8 STREET TREE PLANTING PATTERNS

	FORMAL	INFORMAL
a. Allee Spacing Pattern Street Trees shall be planted in a formal or regularly-spaced Allee pattern. At Commercial Frontages in V5 districts, Street Trees may be planted in an informal or irregularly-spaced Allee pattern to avoid visually obscuring shop front windows and signage.		
	SINGLE	VARIOUS
b. Species Sequence In specified districts, Street Trees shall be planted in either a repeating sequence of one (1) species or Cultivar or sequence of various species or Cultivar to promote planted species diversity.		

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TABLE 8.9 PUBLIC FRONTAGE STREET LIGHTING	
A. PASEO MAIN STREET	SPECIFICATIONS
	<p>"Main Street Standard"</p> <p>Head: Memphis Luminaire or Ameron Standard</p> <p>Pole: 20 foot Tapered Fluted Steel</p> <p>Base: 20" square x 36" high with Ramona Village Logo cast into top ring</p> <p>Lamp Source: High-Pressure Sodium and/or Flourescent Lighting</p> <p>"Fixture Character:" Less Formal Fully Shielded Light</p> <p>2012 Fixture Each: \$2,000.00 (every 50' o.c.)</p>
B. OLD TOWN MAIN STREET	SPECIFICATIONS
	<p>"Main Street Standard" - Type B Caltrans Standard</p> <p>Head: Ameron International #26CT14 #52A 1901C</p> <p>Pole: 16 foot pole</p> <p>Base: Handhold Opening with Concrete Door</p> <p>Lamp Source: High-Pressure Sodium and/or Flourescent Lighting</p> <p>"Fixture Character:" More Formal Illuminated Lamp</p> <p>2012 Fixture Cost: \$3,000.00 (every 50' o.c.)</p>
C. MAIN STREET INTERSECTION	SPECIFICATIONS
	<p>"Main Street Intersection Standard"</p> <p>Head: Memphis Utility Series Luminaire Memphis Pedestrian Luminaire Ameron Standard</p> <p>Pole: 16 foot North Yorkshire Pole</p> <p>Base: Handhold Opening with Concrete Door</p> <p>Lamp Source: High-Pressure Sodium Flourescent Lighting</p> <p>"Fixture Character:"</p> <p>Old Town: More Formal</p> <p>Paseo: Less Formal</p> <p>Colonnade: Informal</p> <p>2012 Fixture Cost: \$3,000.00 (every intersection)</p>

MAIN STREET LIGHTS DESIGN PATTERNS

- Paseo and Old Town Sub-Area Districts shall have Street Lights along each block, every 50 feet on-center (o.c.), and at Intersections (at Ramona St; Montecito Road; 14th St; 10th St; and 7th St).
- The Colonnade Sub-Area District shall only have Street Lights at the Intersections (Hunter Street).

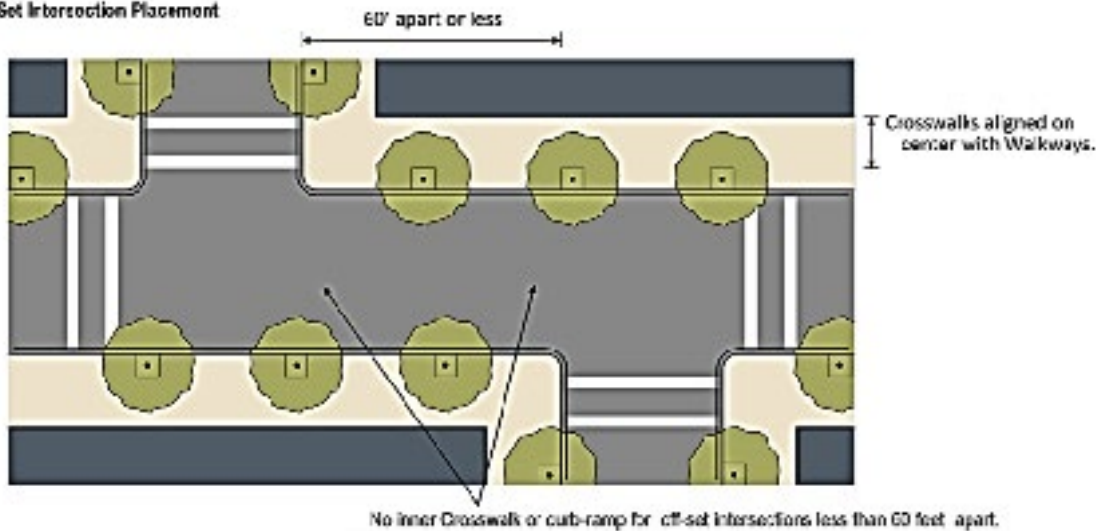
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TABLE 8.10 PEDESTRIAN CROSSINGS

	UNMARKED	MARKED	MARKED
a. Crosswalk Assembly The principle variables are the type, dimension and angle of markings, the intersection type, and marking materials			
Total Width	-	10 feet	10 feet
Stripe Width	-	1 foot	1 foot
Transverse Line Offset	-	10 feet o.c.	-
Longitudinal Line Offset	-	-	3 feet o.c.
Special Locations	-	-	School Zones
Intersection Type	Yield, Stop	Stop, Signal	Stop, Signal
Surface Material	-	Textured	Textured
Zoning District Location	V1 - V3	V4, V5	V5

TABLE 8.11 CROSSWALK PLACEMENT

a. Off-Set Intersection Placement



b. Aligned Intersection Placement

