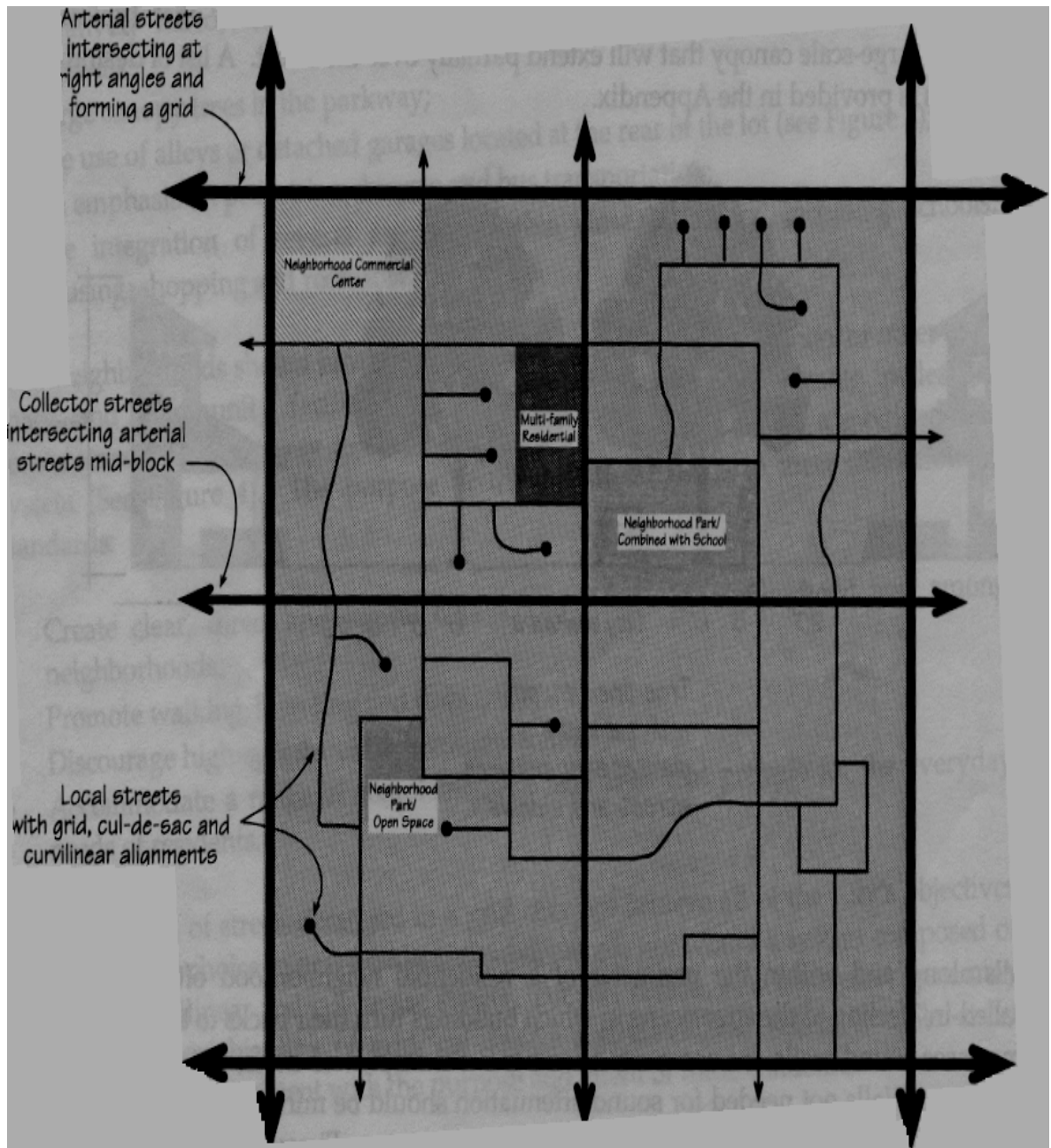


Street Standards

New streets in the Esparto Community should follow the following hierarchy of street design. Arterial streets should intersect at right angles (i.e. in a grid). Streets should not be curved. Traffic calming tools are to be included in all residential streets to encourage quiet neighborhoods.

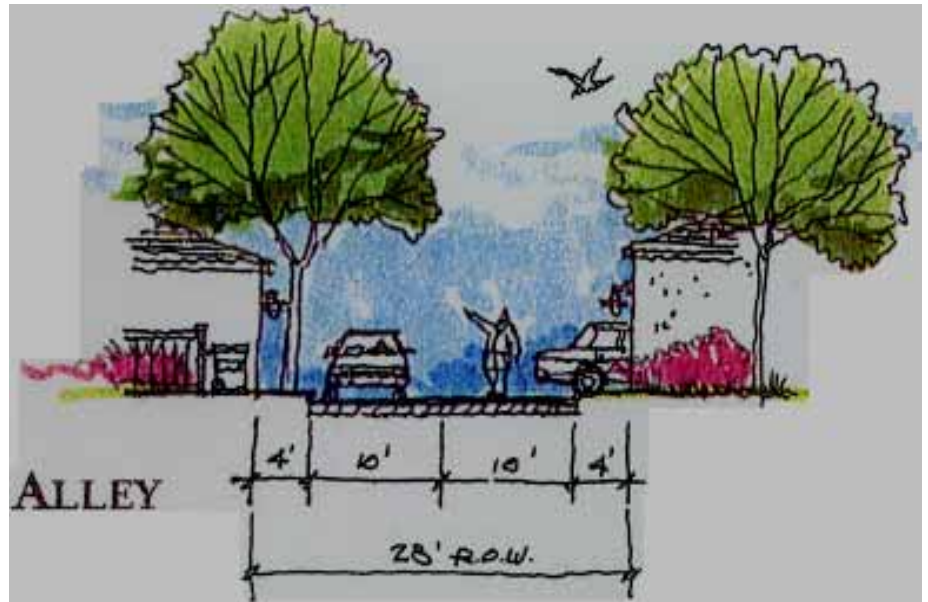


Existing Alleys in Old Town

Purpose: Provides access to the rear of property

Design Features

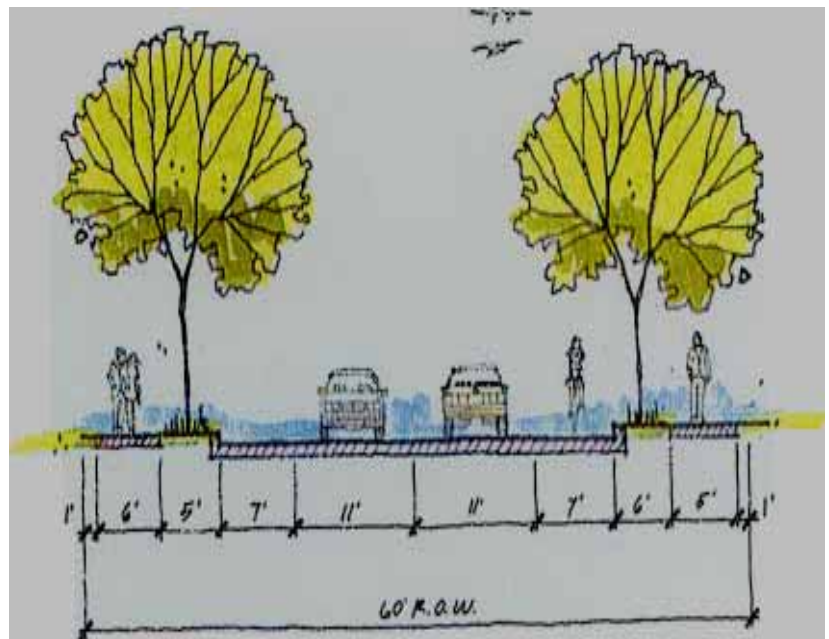
- Design speed 10 mph
- Requires a 28-foot ROW
- Utility location underground on one side
- Paved width minimum of 10 feet each direction.
- No parking in alleys.



Local Street

Purpose: Provides access to housing

- Street width 36 ft. with curb, gutter and informal parking
- Planting strips 5 or 6 ft.
- Sidewalks 5 or 6 ft. on each side
- Average speed 25 mph
- Requires a 60-foot ROW
- Utility location - underground or alley
- Drainage - Curb and gutter
- Two to six blocks long

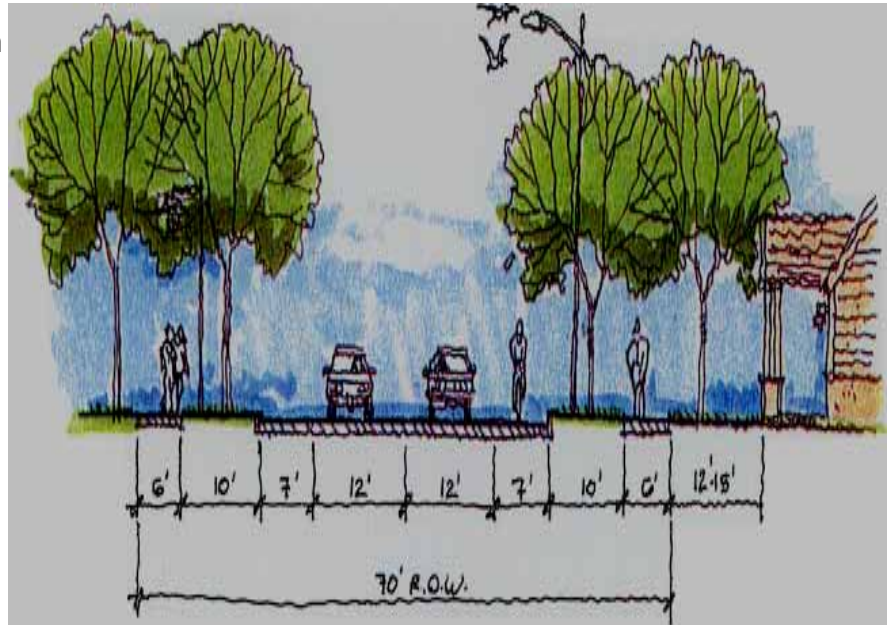


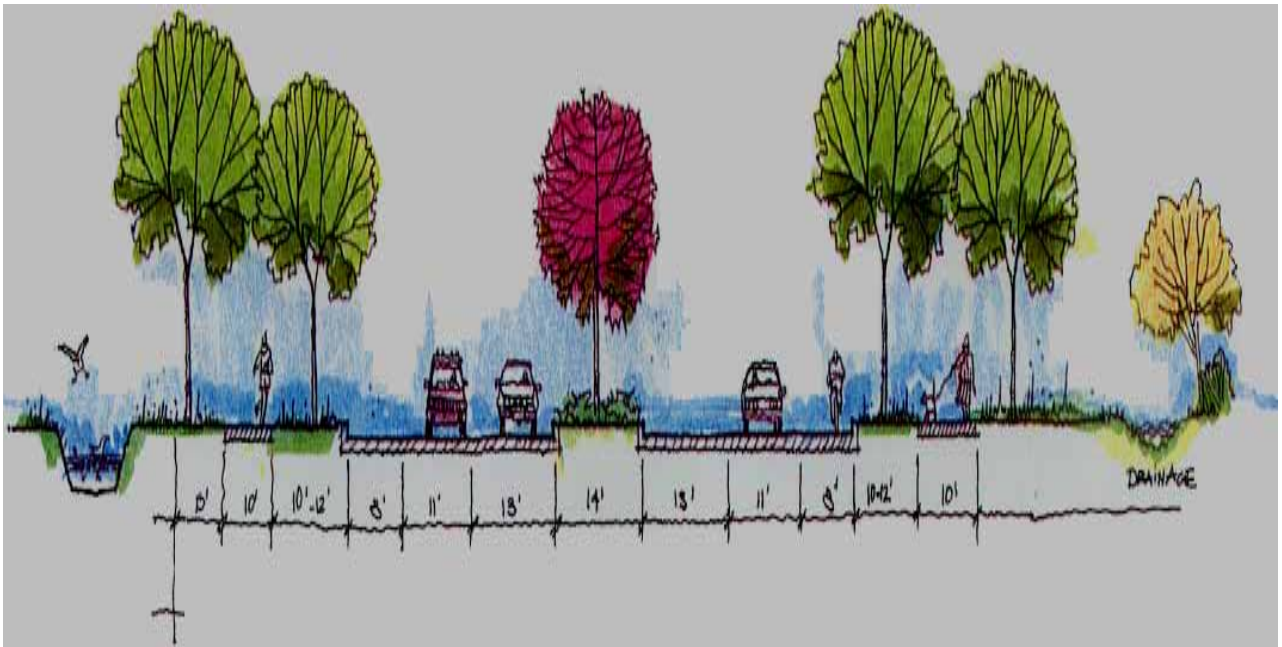
Collector with Parking

Purpose: Connects town centers and neighborhoods. Avenues go from neighborhoods to town centers, and are not long (no more than one mile). Avenues may circulate around a square or neighborhood park.

Design Features:

- Street width 24 ft. on both sides with on-street parking (19 ft. if no parking) curb and gutter.
- Travel lanes 12 ft.
- Maximum two travel lanes
- Bike lanes and planting strips 6 ft minimum.
- Sidewalks 5-8 ft. on each side
- Average speed 25-30 mph
- Utility location - underground
- Drainage - Curb and gutter, median can have swale for natural drainage and water retention.





Arterial Street with Median

Purpose: Provides access to, and a space for, neighborhood commercial and mixed-use buildings.

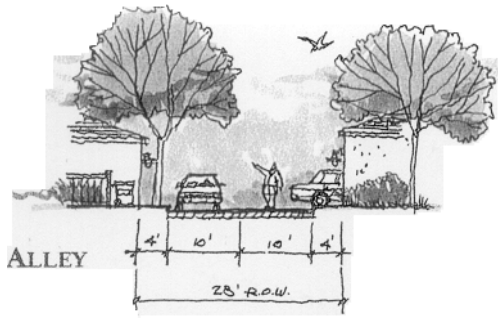
Design Features:

- Travel lanes 11 ft. minimum w/ striped parking
- Maximum 4 travel lanes in both directions
- Planting wells 6 – 14 feet landscaped median option
- Sidewalks minimum of 10 ft. on each side
- Average speed 20-35 mph
- Utility location - underground
- Drainage - curb and gutter
- Includes bulbouts at intersections and mid-block crossings
- Bike lanes optional but preferred
- Traffic calming methods such as round-a-bouts

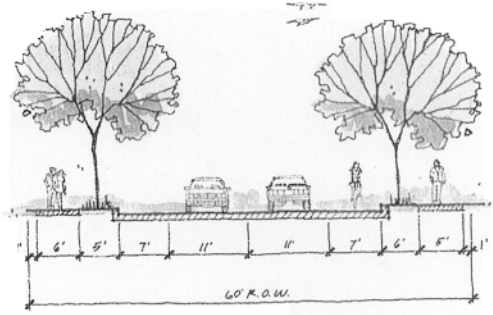
Location of traffic calming islands is suggested in lieu of stop signs/lights.



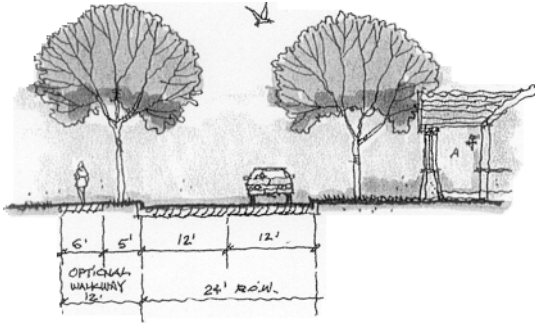
© LOCAL GOVERNMENT COMMISSION



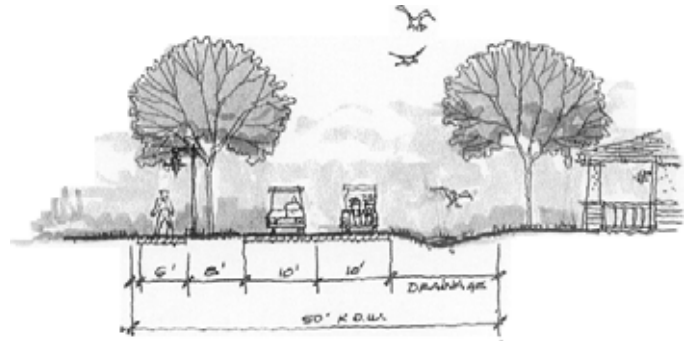
ALLEY



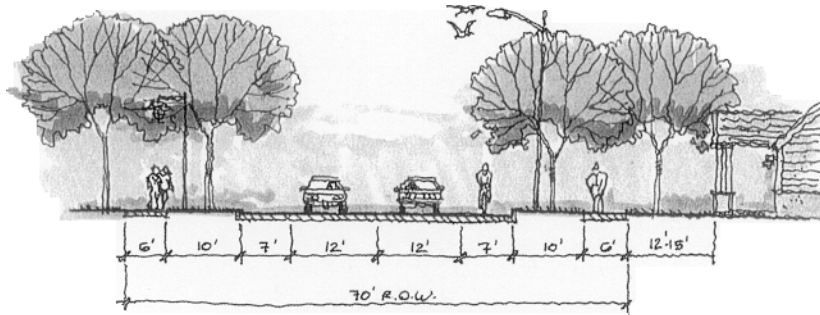
LOCAL STREET



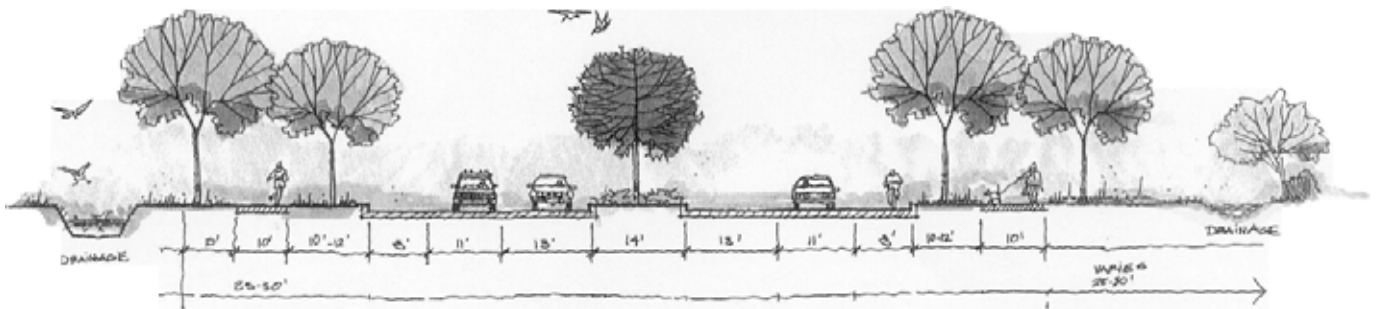
MINOR STREET



ELECTRIC, CART PATH



COLLECTOR STREET



COVELL BOULEVARD

Residential Street Lighting

Lighting is to be provided in accordance with the County of Yolo lighting regulations in conjunction with the service provider.

Street lighting along local residential streets shall be designed at a pedestrian scale with a maximum height of 14 feet in height.

Lighting should be designed to confine the light within the site boundaries and to provide

safety and security. All building entrances and pedestrian ways should be adequately lighted.

Light fixtures should be designed to be architecturally compatible with the main structures on the site.



Lighting should be shielded from neighboring properties and directed at a specific task or target. Exposed bulbs should be prohibited.



Walls and Screening

Screen walls should be designed to be compatible with the style and materials of the architecture of the site.

Landscaping should be used in combination with such walls which covers at least 50% of the wall within five years.

Berms should be incorporated into such landscaping.



A conceptual landscaping design that accomplishes these goals is provided below:

Long-expanses of walls or fences should be interrupted with offsets and provided with accents to prevent monotony.

Accents such as decorative texture for walls and pillars shall be incorporated into the design.



Landscaping pockets and pedestrian access through walls should be provided.



Walls shall be kept as low as possible so long as their effectiveness for screening and/or privacy is not impaired.

Additional design concepts for downtown and commercial are in those sections of the guidelines.

