



MINIMUM HALF-WIDTHS OF STREETS	
PARKING NOT PERMITTED	14'
PARKING PERMITTED	18'

NOTES:

1. PRIVATE STREETS WILL BE ALLOWED IN NEW DEVELOPMENTS IF THEIR USE IS LOGICALLY CONSISTENT WITH A DESIRE FOR NEIGHBORHOOD IDENTIFICATION AND CONTROL OF ACCESS, AND/OR IF SPECIAL OVERALL DESIGN CONCEPTS ARE INVOLVED.
 2. THE USE OF PRIVATE STREETS SHALL BE LIMITED TO LOCAL INTERIOR RESIDENTIAL STREETS NOT CARRYING THROUGH TRAFFIC.
 3. PRIVATE STREETS WILL BE PERMITTED ONLY WHERE A SATISFACTORY MEANS OF ASSURING THEIR MAINTENANCE AND OPERATION IS DEMONSTRATED IN THE C.C.&R.'S PROVIDED BY THE DEVELOPER AND APPROVED BY THE CITY ATTORNEY.
 4. THE DESIGN OF ALL PRIVATE STREETS SHALL BE IN ACCORDANCE WITH THE CITY STANDARD AND SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER. THE CONSTRUCTION SHALL BE INSPECTED BY THE PUBLIC WORKS AGENCY WITH A STANDARD INSPECTION FEE TO BE PAID.
- * THE LOCATION OF THE 5' SIDEWALK AND PARKWAY AREAS MAY BE REVERSED.

REPLACES STD. PLAN NO. 1102A. (R1-4000)

APPROVED: *[Signature]*
 DATE: 10-20-00
 CITY ENGINEER

CITY OF SANTA ANA
 PUBLIC WORKS AGENCY



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6. THE HOMEOWNER'S ASSOCIATION CONSTITUTION, BY-LAWS AND/OR COVENANTS-CONDITIONS-RESTRICTIONS SHALL INCLUDE ACKNOWLEDGMENT OF THE OWNERSHIP AND MAINTENANCE RESPONSIBILITY OF THESE PRIVATE FACILITIES.
7. THE ENTIRE WIDTH OF THE TRAVELED WAY OF THE PRIVATE STREET SHALL BE DEDICATED TO THE CITY AS AN EASEMENT FOR SEWER AND WATER (IF PUBLIC), PUBLIC UTILITIES, AND EMERGENCY PURPOSES INCLUDING INGRESS AND EGRESS RIGHTS FOR MAINTENANCE AND SHALL NOT BE SUBORDINATE TO ANY OTHER EASEMENT. AN ADDITIONAL 5' EASEMENT SHALL BE PROVIDED BEHIND THE BACK-OF-WALK ON BOTH SIDES OF THE STREET TO ACCOMMODATE FOR WATER AND SEWER FACILITIES SUCH AS MAINS, METERS, MANHOLES, MAIL BOXES, AND FIRE HYDRANTS.
8. WHERE STREETS ARE CONSTRUCTED TO STANDARDS WHICH ELIMINATE PARKING ON ONE OR BOTH SIDES OF THE STREET, APPROPRIATE "NO PARKING AT ANY TIME" OR "NO STOPPING ANY TIME" SIGNS SHALL BE ERECTED.
9. THE FOLLOWING DESIGN STANDARDS SHALL BE USED:

A. GENERAL

1. WHERE SPECIAL CIRCUMSTANCES EXIST, DEVIATIONS FROM THE STANDARDS WILL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER AFTER AN INDIVIDUAL REVIEW.
2. A STANDARD CROWN SECTION WITH CONCRETE CURB AND GUTTER ON BOTH SIDES WILL BE REQUIRED.
3. CONCRETE SIDEWALK SHALL BE PROVIDED ON ALL PRIVATE STREETS.
4. ADEQUATE STREET LIGHTING FOR PEDESTRIAN AND VEHICLE SAFETY AND SUFFICIENT TO MINIMIZE POLICE PROBLEMS SHALL BE PROVIDED.
5. ADEQUATE PROVISION SHALL BE MADE FOR TRASH PICK UP AND FOR EMERGENCY VEHICLE ACCESS.
6. ADEQUATE SIGNS, CONFORMING WITH THE CITY OF SANTA ANA CODE RELATING TO SIGNING AND SUBJECT TO THE APPROVAL OF THE CITY ENGINEER, SHALL BE PROVIDED AND MAINTAINED AT ALL PRIVATE STREET ENTRANCES CLEARLY DESIGNATING THE PRIVATE STATUS OF SUCH STREETS.

B. MINIMUM STREET WIDTHS, FROM CURB TO CURB, SHALL BE AS FOLLOWS.

1. WITHOUT PARKING ON EITHER SIDE: 28'
2. WITH PARKING ON ONE SIDE: 32'
3. WITH PARKING ON BOTH SIDES: 36'

THESE STANDARDS SHALL BE INCREASED AS REQUIRED BY TRAFFIC DEMANDS AS DETERMINED BY ACCEPTED STANDARDS OF TRAFFIC ENGINEERING.

C. GRADES

1. MAXIMUM: 6%
2. MINIMUM: 0.2%
3. PROVIDE VERTICAL CURVES FOR GRADE BREAKS OVER 1%.

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D. ALIGNMENT.

1. STREET SHALL NORMALLY INTERSECT AT RIGHT ANGLES AND SHALL HAVE AT LEAST 20' OF TANGENT ADJACENT TO INTERSECTIONS. THE TANGENT LENGTH SHALL BE INCREASED WHERE SHORT RADIUS CURVES ARE USED NEAR THE INTERSECTIONS.
2. CUL-DE-SAC STREETS SHALL NOT EXCEED 500' IN LENGTH. CURB RADIUS SHALL BE AT LEAST 40'.
3. PRIVATE STREETS SHALL BE MONUMENTED BY A REGISTERED LAND SURVEYOR OR CIVIL ENGINEER IN THE SAME MANNER AS WOULD BE REQUIRED FOR THE DEVELOPMENT OF A PUBLIC STREET.
4. CURB RETURN RADIUS SHALL BE 25' MINIMUM.

E. STRUCTURAL SECTION

THE MINIMUM STRUCTURAL SECTION SHALL ORDINARILY BE 6" AC PAVEMENT OVER 95% COMPACTED SUBGRADE. THE SECTION SHALL BE REVISED AS REQUIRED BY ACCEPTED STANDARDS OF ENGINEERING DESIGN IN ACCORDANCE WITH THE RESULTS OF SOIL TESTS ON THE NATIVE SUBGRADE MATERIAL.

F. UTILITIES

1. LOCATION OF WATER MAIN WILL GOVERN LOCATION OF UTILITIES. NORMALLY THE WATER MAIN WILL BE LOCATED ON THE NORTH OR EAST SIDE OF STREETS.
2. FIRE HYDRANTS, STREET SIGNS, STREET LIGHT POLES, AND UTILITY VAULTS SHALL BE LOCATED BEHIND THE SIDEWALK IN THE EASEMENT AREA.
3. TELEPHONE OR ELECTRICAL DUCTS OR COMMON UTILITY TRENCHES MAY GO ON EITHER OR BOTH SIDES OF THE STREET.
4. IF UTILITIES LOCATE UNDER STREET, 6' MINIMUM CLEARANCE MUST BE MAINTAINED FROM WATER OR SEWER LINES.

G. SIGNING AND STRIPING

1. SIGNING AND STRIPING SHOULD CONFORM TO THE CURRENT CITY STANDARDS OR THE CALIFORNIA DEPARTMENT OF TRANSPORTATION TRAFFIC MANUAL, LATEST EDITION.
2. ALL STREETS SHALL BE POSTED WITH A "PRIVATE STREET" SIGN.

H. GATES

1. GATES TO CONTROL VEHICLE ACCESS INTO PRIVATE COMMUNITY SHOULD BE AT A MINIMUM DISTANCE OF 60 FEET FROM CURB FACE IN THE PUBLIC RIGHT-OF-WAY.
2. A TURN AROUND PRIOR TO THE CONTROL GATE SHALL BE PROVIDED SO THAT VEHICLES ARE NOT REQUIRED TO BACK OUT ONTO THE ADJACENT PUBLIC STREET.
3. ADEQUATE VEHICLE STORAGE SPACE SHALL BE PROVIDED ON THE PRIVATE STREET PRIOR TO THE CONTROL GATE SO THAT VEHICLES WILL NOT BLOCK THE ADJACENT PUBLIC STREETS.

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George Alvarez
CITY ENGINEER

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