



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



DATE	REVISION

PRIVATE STREETS

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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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APPROVED:

DATE: 10-20-00

George Alvarez
CITY ENGINEER

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