

STANDARDS AND POLICIES MANUAL

VOLUME I

(LAND DEVELOPMENT)

Technical Bulletin Two

NOVEMBER 2013

(Effective January 1, 2014)

BACKGROUND: Land Development Engineering (LDE) staff has worked together with the Fire Marshal's Office (FMO) to investigate the feasibility of modifying and reducing some of the development standards for access roads and driveways. This research stemmed from applicant comments and feedback that the existing County standards are overly burdensome. County staff researched the requirements of the County of Santa Clara, Standards and Policies Manual (Manual), Volume 1 (Land Development) and the State Fire Code (Fire Code) and determined that some revisions to the Manual were necessary and appropriate. On December 4, 2012, the Board of Supervisors adopted Ordinance No. NS-1100-116 that amended the above Standards and Policies Manual by addressing revising downward the width requirements for fire access apparatus roads to that width defined as a driveway for certain specific cases. Land Development Engineering and Fire Marshal's Office Staff have determined that additional revisions to the standards are necessary and appropriate.

AMENDMENTS TO "STANDARDS AND POLICIES MANUAL":

The language and details of the "Standards and Policies Manual, Volume I (Land Development)" are revised as follows:

On pg. A1.4, first bullet under "Special Policies for Private Roads", the following sentence is revised as follows:

Vehicular access ways are classified as roads when they serve the following:

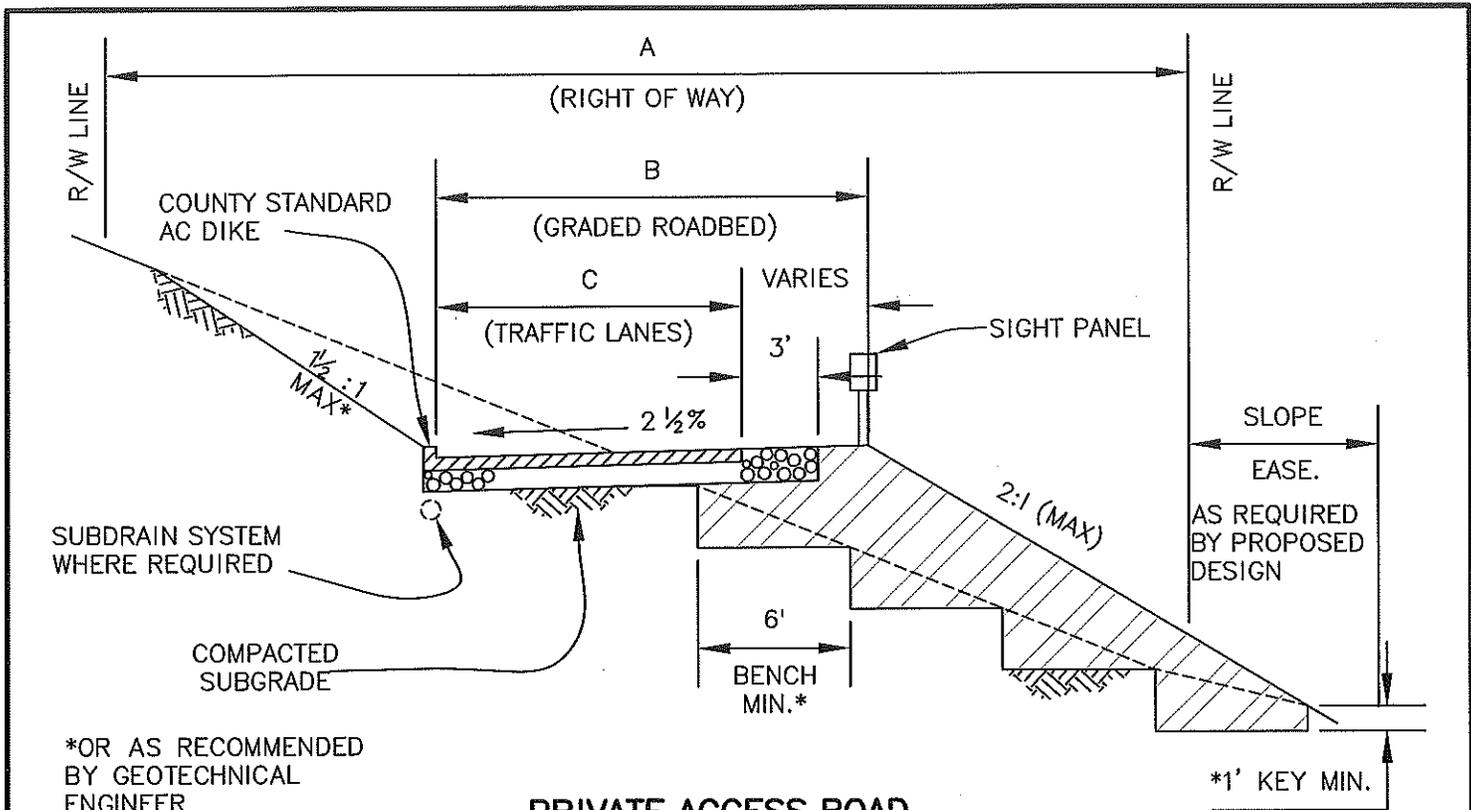
1. 3 or more parcels of land
2. Non-residential properties or non-residential structures within the property.

Roads are classified as driveways when they serve not more than a total of two (2) residential parcels of land.

On pg. A2.5, sixth bullet under "Land Development Engineering and Surveying Recommended Guidelines for Roads in 20-Acre Zoning Districts to be Privately maintained (Approved 9/11/78)", the following sentence of the third sub bullet is revised as follows:

15 feet for driveways, widened to twenty feet (20')_at vehicular passing sections (where needed) as approved by the Fire Marshal.

The SD2, and SD3 detail sheets are revised per the following attached details (Attachment 1) and replace the existing details of the current label.



*OR AS RECOMMENDED
BY GEOTECHNICAL
ENGINEER

PRIVATE ACCESS ROAD
(THREE OR MORE PARCELS, HILLSIDE)
(SIDE SLOPE 10% OR GREATER)

TYPE OF ROAD	MINIMUMS		
	A	B	C
ONE-WAY LOOP (TURNAROUNDS AS SPECIFIED)	40'	18'	12'
3 LOTS (ULTIMATE DEVELOPMENT)	40'	24'	18'
4 OR MORE LOTS (ULTIMATE DEVELOPMENT)	60'	30' OR 36'	18'
HALF-ROAD (INITIAL CONSTRUCTION)	40'	24'	18'
EMERGENCY ACCESS ROAD (WITH TURNOUTS)	20'	15'	12'

NOTES

- ROADS SERVING 4 OR MORE LOTS ARE TO BE DESIGNED FOR FUTURE UPGRADING TO COUNTY MAINTAINED ROAD STANDARDS UNLESS EXEMPTED BY LAND DEVELOPMENT ENGINEERING.
- BASE & SURFACING - 2 1/2" ASPHALT ON 4" AGGREGATE BASE, EXCEPT AS OTHERWISE SPECIFIED BY LAND DEVELOPMENT ENGINEERING.
- ASPHALT DIKE, MAY BE DELETED WHERE EROSION PROTECTION IS NOT NEEDED. (SEE SD8 FOR DETERMINING DITCH LINING REQUIREMENTS.)
- SEE SECTION OF MANUAL ENTITLED "POLICIES & STANDARDS FOR ROADS" FOR FURTHER DESIGN AND CONSTRUCTION INFORMATION.
- BENCHING MAY BE DELETED WHERE CROSS SECTION IS LESS THAN 20%.

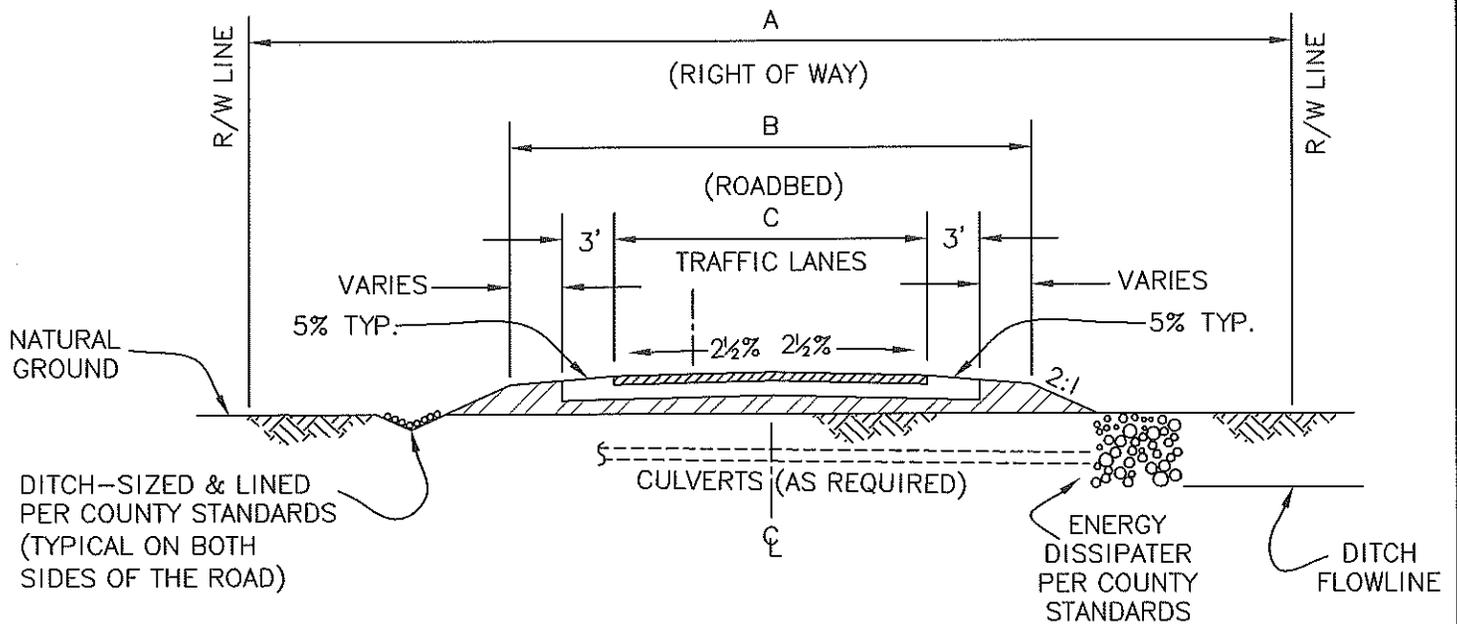
APPROVED: *Donald Wong*
DATE: 10/25/2013
MANAGER
LAND DEVELOPMENT ENGINEERING

COUNTY OF SANTA CLARA
DEPARTMENT OF PLANNING AND DEVELOPMENT
LAND DEVELOPMENT ENGINEERING

NO.	REVISION	DATE

PRIVATE ACCESS ROAD
(HILLSIDE CONDITIONS)

SD
2



PRIVATE ACCESS ROAD
(THREE OR MORE PARCELS) NON-HILLSIDE

TYPE OF ROAD	MINIMUMS		
	A	B	C
ONE-WAY LOOP (TURNAROUNDS AS SPECIFIED)	40'	20'	14'
3 LOTS OR LESS (ULTIMATE DEVELOPMENT)	60'	24'	18'
4 OR MORE LOTS (ULTIMATE DEVELOPMENT)	60'	30' OR 36'	18'
HALF-ROAD (INITIAL CONSTRUCTION)	40'	24'	18'
EMERGENCY ACCESS ROAD (WITH TURNOUTS)	30'	15'	12'

NOTES

- ROAD MAY BE UNCROWNED WITH 2 1/2% COMPLETE CROSS SLOPE WHERE SIDE SLOPE IS 5% OF GREATER.
- ROADS SERVING 4 OR MORE LOTS ARE TO BE DESIGNED FOR FUTURE UPGRADING TO COUNTY MAINTAINED STANDARDS UNLESS SPECIFICALLY EXEMPT BY LAND DEVELOPMENT ENGINEERING.
- BASE & SURFACING - 2 1/2" ASPHALT ON 4" AGGREGATE BASE EXCEPT AS OTHERWISE SPECIFIED BY LAND DEVELOPMENT ENGINEERING.
- CONSTRUCT ROADBED ABOVE NATURAL GROUND IN FLOOD PRONE AND DRAINAGE PROBLEM AREAS; FOR FURTHER DESIGN & CONSTRUCTION INFORMATION SEE MANUAL SECTION ENTITLED "POLICIES AND STANDARDS FOR ROADS".

APPROVED: _____ DATE: 10/25/2013
 MANAGER: *Donald Wong*
 LAND DEVELOPMENT ENGINEERING

NO.	REVISION	DATE

COUNTY OF SANTA CLARA
 DEPARTMENT OF PLANNING AND DEVELOPMENT
 LAND DEVELOPMENT ENGINEERING

PRIVATE ACCESS ROAD
(NON-HILLSIDE CONDITIONS)

SD
3

ATTACHMENT 2 - SUMMARY OF DETAIL CHANGES

Page / Standard Detail	Current Requirement	Proposed Requirement	More / Less Restrictive	Reason for Change
Standard Details SD2 and SD3	Private Road Specification for 2 and 3 Lot Ultimate Development	Private Road Specification for 3 Lot Ultimate Development	Less Restrictive	This change eliminates the road standard for 2 Lot Ultimate Development to incorporate into the Driveway Standard SD5.