

C:\DOCUMENTS\JCHANDLER\LOCALS\1\TEMP\AcPublish\3844\ST-8_Supplementary Road-Driveway.DWG 2-27-12 11:58:46 AM jchandler

1. ACCESS: WHERE A CLASS I ROAD IS ALLOWED AS THE PRIMARY ACCESS BY THIS ORDINANCE AND EXCEPT FOR PERMITTED CUL-DE-SACS (SEE BELOW) ALL LOCAL ROADS MUST HAVE AT LEAST ONE POINT OF ACCESS TO A THROUGH ROAD OF A CLASS II AND A SECONDARY ACCESS AS RECOMMENDED BY THE ROAD DEPARTMENT, WHICH COULD RANGE FROM A CLASS I WITH FUNDING AND MAINTENANCE REQUIREMENTS TO A CLASS MATCHING THE PRIMARY ACCESS. AGRICULTURALLY DESIGNATED PROPERTIES ARE EXEMPT FROM THIS PROVISION PROVIDED THE MAXIMUM ROAD LENGTH DOES NOT EXCEED THE SPECIFIED LENGTH IN NUMBER 2, BELOW. IF THE SPECIFIED ROAD LENGTH IS EXCEEDED, THEN THE SECOND POINT OF ACCESS MUST BE CONSTRUCTED TO A CLASS I STANDARD. A THROUGH-ROAD DOES NOT DEAD-END. ACCESS MAY BE LIMITED ON HIGHWAYS, FREEWAYS, EXPRESSWAYS, ARTERIALS, AND COLLECTORS. ACCESS TO THESE ROADS MAY REQUIRE MITIGATION FOR TRAFFIC IMPACTS.
2. DEAD-END ROADS OR CUL-DE-SACS: THE MAXIMUM LENGTH OF A DEAD-END ROAD IS LISTED BELOW. THE LENGTH IS MEASURED FROM THE NEAREST THROUGH-ROAD TO THE DEAD-END. WHERE A DEAD-END ROAD TRAVERSES MORE THAN ONE ZONING DESIGNATION, THE SHORTEST ALLOWABLE LENGTH SHALL APPLY.
 - A. PARCELS ZONED FOR LESS THAN 1 ACRE: 800 FEET
 - B. PARCELS ZONED FOR 1 TO 4.99 ACRES: 1,320 FEET
 - C. PARCELS ZONED FOR 5 TO 19.99 ACRES: 2,640 FEET
 - D. PARCELS ZONED FOR 20 OR MORE ACRES: 5,280 FEET

THESE MAXIMUM LENGTH STANDARDS APPLY TO LAND DIVISIONS ON BOTH EXISTING AND PROPOSED ROADS. NEW PARCELS PROPOSED ON THOSE PORTIONS OF EXISTING ROADS THAT EXCEED THESE ROAD LENGTH STANDARDS MUST PROVIDE AT LEAST TWO POINTS OF ACCESS AS SPECIFIED IN NOTE NUMBER 1 ABOVE.
3. TURN-AROUND ON DEAD-END ROADS: ALL DEAD-END ROADS WILL INCLUDE AN OFFER OF DEDICATION FOR A TURN-AROUND AT ITS TERMINUS. THE OFFERED RIGHT-OF-WAY MUST INCLUDE A MINIMUM 50' RADIUS. A LARGER RADIUS WILL BE REQUIRED IF ROAD IMPROVEMENTS AND THEIR APPURTENANCES NECESSITATE ADDITIONAL RIGHT-OF-WAY. FOR THOSE AREAS ZONED FOR 5 ACRES OR MORE, A TURN-AROUND WILL BE OFFERED AT LEAST EVERY 1,320 FEET. IN ALL CASES, ROAD CONSTRUCTION WILL INCLUDE AN APPROVED TURN-AROUND.
4. MAXIMUM GRADE:
 - A. THE MAXIMUM GRADE IS 16% FOR ANY LOCAL ROAD IN AREAS BELOW 3,000 FEET ELEVATION PER U.S.G.S. MAPS (DATUM=MEAN SEA LEVEL). THE MAXIMUM HORIZONTAL DISTANCES WITH 16% MAXIMUM GRADE AND 10% MAXIMUM GRADE SHALL BE 330 FEET AND 660 FEET RESPECTIVELY.
 - B. THE MAXIMUM GRADE IS 12% FOR ANY LOCAL ROAD IN AREAS WITH AN ELEVATION OF 3,000 FEET AND HIGHER PER U.S.G.S. MAPS. THE MAXIMUM DISTANCES WITH 12% MAXIMUM GRADE AND 10% MAXIMUM GRADE SHALL BE 330 FEET AND 660 FEET RESPECTIVELY. PARCELS DESIGNATED AS "AGRICULTURAL" ARE EXEMPT FROM THIS 12% MAXIMUM GRADE PROVISIONS. ROAD DESIGN EXCEPTIONS ARE REGULATED BY THE MADERA COUNTY CODE CHAPTER 17.32.100.
5. MAXIMUM GRADE FOR DRIVEWAYS: THE MAXIMUM GRADE FOR DRIVEWAYS IS 16% IN AREAS BELOW 3,000 FOOT ELEVATION. THE MAXIMUM GRADE FOR DRIVEWAYS ABOVE 3,000 FOOT ELEVATION IS 12%. AGRICULTURALLY DESIGNATED PROPERTIES ARE EXEMPT FROM THE 12% GRADE PROVISIONS BUT SUBJECT TO A MAXIMUM GRADE OF 16%. STEEPER GRADES ARE ALLOWED FOR EXISTING PARCELS APPROVED PRIOR TO THE EFFECTIVE DATE OF THIS REQUIREMENT WHERE DRIVEWAYS CANNOT MEET THESE STANDARDS. DRIVEWAY DESIGN EXCEPTIONS ARE REGULATED BY MADERA COUNTY CODE CHAPTER 17.32.120.
6. TURNOUTS AND DRIVEWAYS: DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL INCLUDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHEN A DRIVEWAY EXCEEDS 800 FEET IN LENGTH, TURNOUTS SHALL BE PROVIDED AT LEAST EVERY 400 FEET.
7. IF THE LAND DIVISION ACCESSES UPON A COUNTY MAINTAINED ROAD, AND IF SUCH COUNTY MAINTAINED ROAD IS BELOW STANDARD REQUIRED BY COUNTY ORDINANCES FOR DIVISION ROADS, THEN THE SUBDIVIDER SHALL UPGRADE THAT ROAD TO THE STANDARDS REQUIRED BY COUNTY ORDINANCE OUT TO A POINT OF INTERSECTION WITH ANY OTHER FULL COUNTY STANDARD COMPLIANT COUNTY MAINTAINED ROAD. THIS REQUIREMENT APPLIES TO PARCELS OF TWENTY (20) ACRES OR LESS.
8. SIDEWALKS ARE REQUIRED ALONG THE PROJECT FRONTAGE FOR RESIDENTIAL OR COMMERCIAL DEVELOPMENT CREATING LOTS ONE-HALF ACRE OR LESS IN SIZE.
9. EMERGENCY ACCESS ROADS OR EASEMENTS SHALL NOT BE ALLOWED FOR ACCESS TO A PARCEL WITH AVAILABLE PRIMARY ACCESS ROAD INTENDED FOR THAT PARCEL.

DRAWN BY <u>J.S.</u>	COUNTY OF MADERA	DRAWING NO.
DATE <u>1/27/2000</u>		ST-8
REVISED BY <u>J.S.C.</u>	SUPPLEMENTARY LOCAL ROAD AND DRIVEWAY STANDARDS	
DATE <u>3/7/2011</u>		