

MONTECITO FIRE PROTECTION DISTRICT STANDARD 88-2

Access Requirements for Private Roads and Driveways

It is the policy of this fire district and its Board of Directors to require access as described in this standard to all proposed structures and occupancies within the district. Access plans shall be approved by the fire district prior to receiving approval for a building permit. The access roadway shall be installed and have fire department approval prior to structural framing.

Minimum private road and driveway standards are premised upon County of Santa Barbara Road Division Engineering Design Standards, Section 8 (published April 1987). The fire district has made the following modifications to Section 8 standards:

- a. Minimum pavement width shall be 14 feet except on occasions wherein valued monuments (large trees, boulders, et cetera) might be conserved by way of a reduced paved width of no less than 12 feet at such points.
- b. Roadway curves and bends shall have 40 foot minimum outside turning radii.
- c. Turnarounds shall be provided on all dead-end roadways 100 feet or longer. Turnaround configuration shall be either an 80 foot diameter loop or a 16 foot wide by 28 foot deep rectangular area adjoining the roadway.
- d. Additional inline turnarounds are to be provided at 400 foot intervals or at the Fire Chief's discretion. Minimum inline turnaround configurations shall be a 16 foot wide by 28 foot deep rectangle area adjoining the roadway.
- e. Turnouts shall be provided at 200 foot intervals or at the Fire Chief's discretion. Minimum turnout configuration shall be 30 foot long by 10 foot wide rectangular area plus 10 foot tapers adjoining the roadway.

Prior to structural framing a five inch thickness of Class II road base compacted to 95% relative compaction shall be installed to cover the required access way. A single application of liquid asphalt emulsion sealcoat shall then be applied to this surface. Prior to final surfacing the base shall be recompacted after any contaminated surplus is removed.

A mixture of 6 sacks per cubic yard using half inch pea gravel shall be used when concrete pumping is indicated. Quarter depth control joints shall be located at ten foot minimum intervals. Final surface shall be either coarse broom or burlap drag.

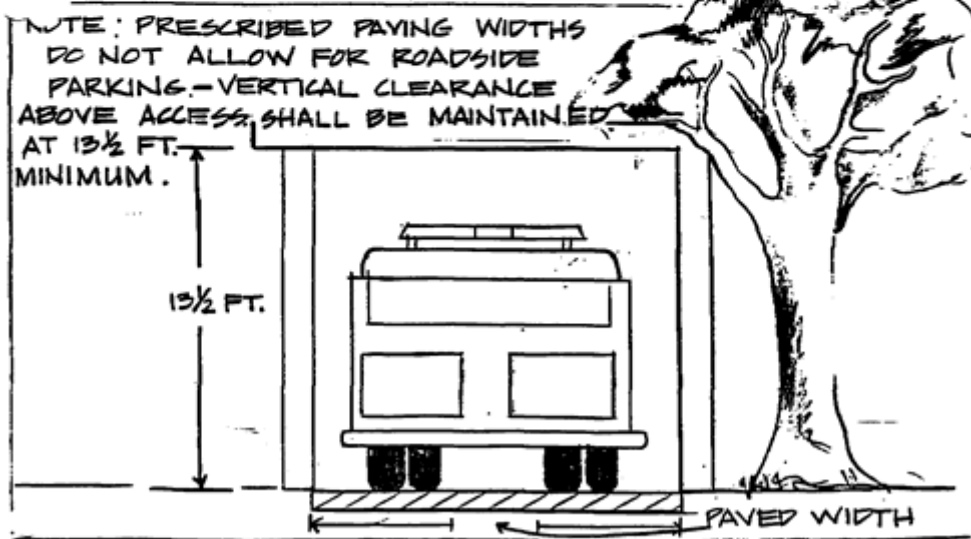
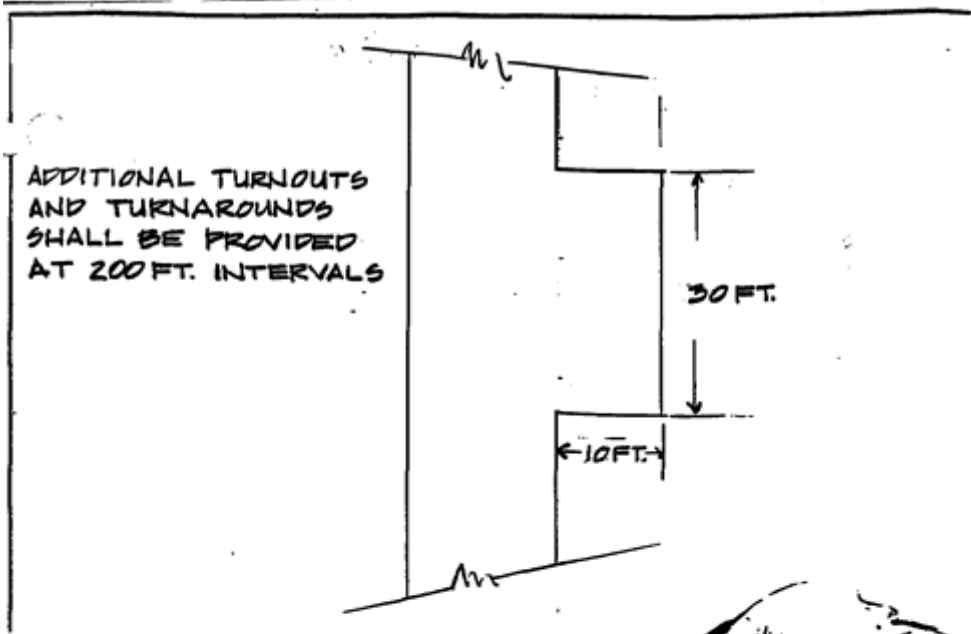
Prior to a building permit approval the fire district shall receive:

- a. Design drawings as stipulated in Section 8. These drawings shall expressly state "This design satisfies Standard 88-2 of the Montecito Fire Protection District" and shall bear the dated signature of the designer.

The property owner shall be responsible for maintenance of private roadways. In receiving final occupancy clearance the property owner agrees to the following conditions:

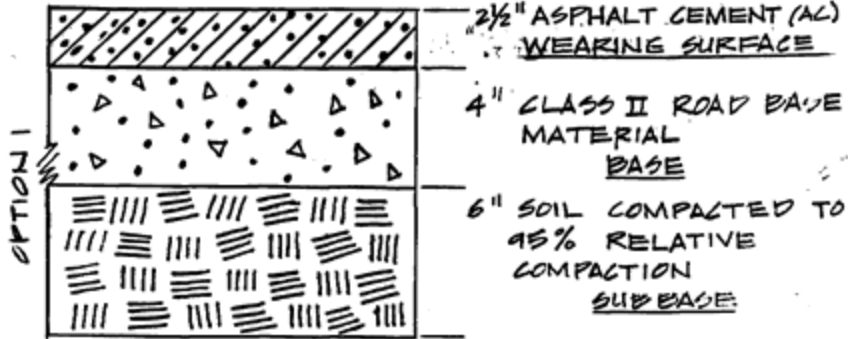
- a. Roadways shall be kept clear of all obstructions and parking shall be prohibited in areas designated as turnarounds and turnouts.
- b. The fire district reserves the right to require the posting of approved signage to maintain roadway clearance at any time during this occupancy.

- c. A minimum 13 ½ foot vertical clearance shall be maintained above the required clear width of all required access roadways.
- d. The fire district shall be indemnified and held harmless for any damage to roadways resulting from fire district use.
- e. Fogseal coating shall be applied at three-year intervals on all surfaces other than concrete.
- f. Chipseal surfacing shall be applied at nine-year intervals on all surfaces other than concrete.
- g. All bridges shall be surveyed by a licensed California Civil Engineer at five year intervals.
- h. Maintenance responsibility is transferred, in the event of property sale, to the new owner. This shall be a covenant running with the occupancy or it shall nevertheless be enforceable as equitable servitude.



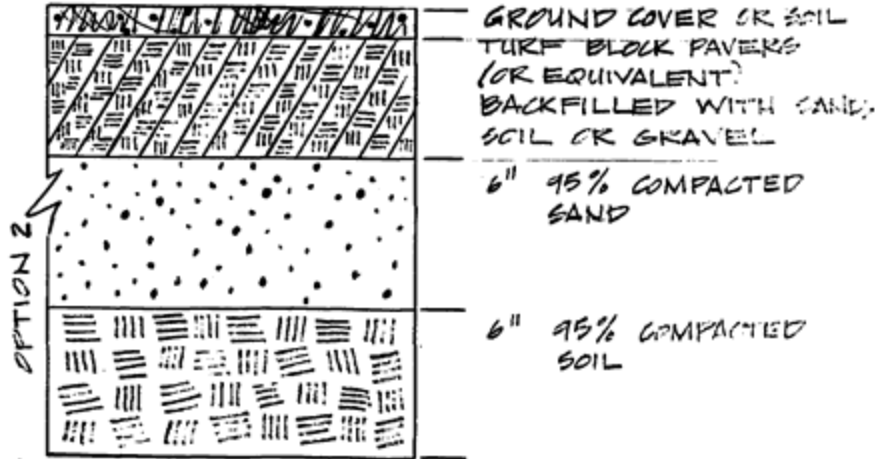
TURNOUTS/VERTICAL CLEARANCE	MONTECITO FIRE DEPT.
-----------------------------	----------------------

STANDARD ASPHALT PAVING (WATER IMPERMIABLE)



TURF BLOCKING (WATER PERMIABLE)

NOTE: MUST BE INSTALLED CONFORMING TO MANUFACTURERS SPECS.

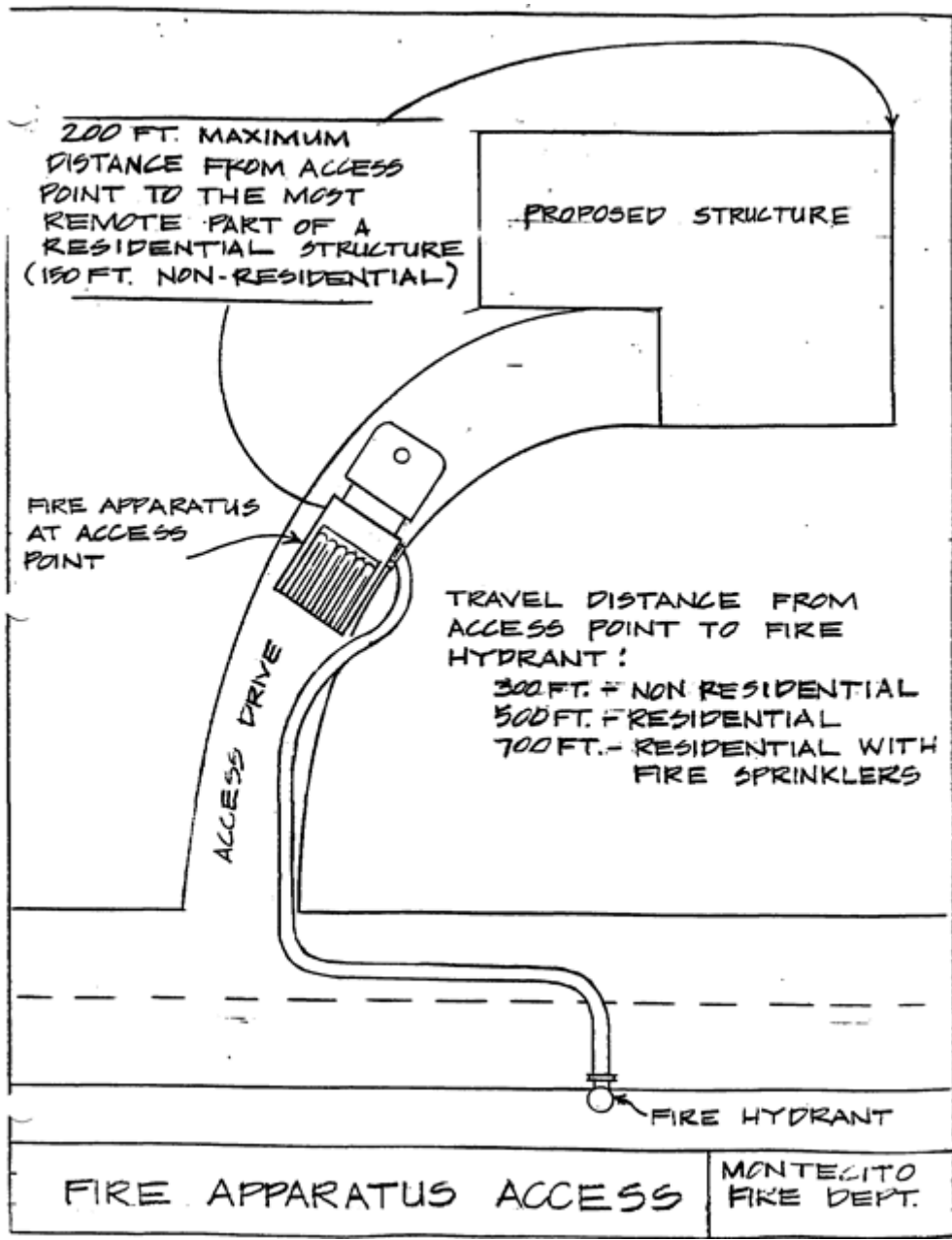


NOTES: A) ALL REQUIRED ACCESS MUST SUPPORT A 20 TON FIRE APPARATUS UNDER ALL WEATHER CONDITIONS.

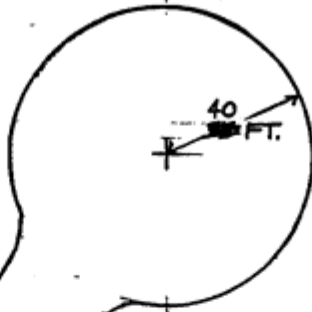
B) ALL REQUIRED ACCESS MUST BE IN PLACE AHEAD OF STRUCTURAL FRAMING.

PAVING SPECIFICATIONS

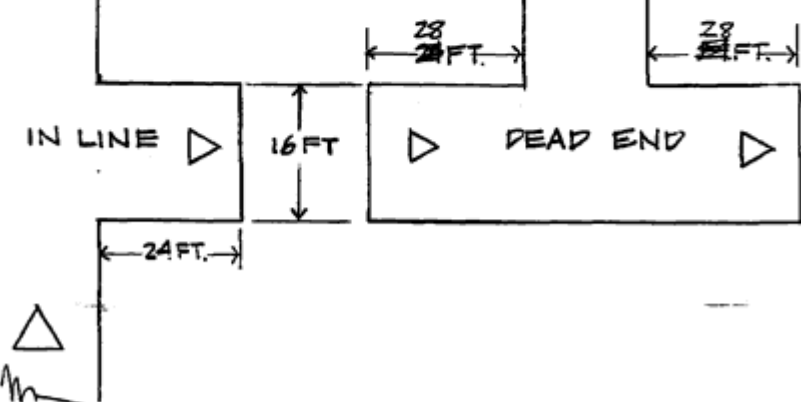
MONTECITO
FIRE DEPT.



OPTION A: CUL DE SAC

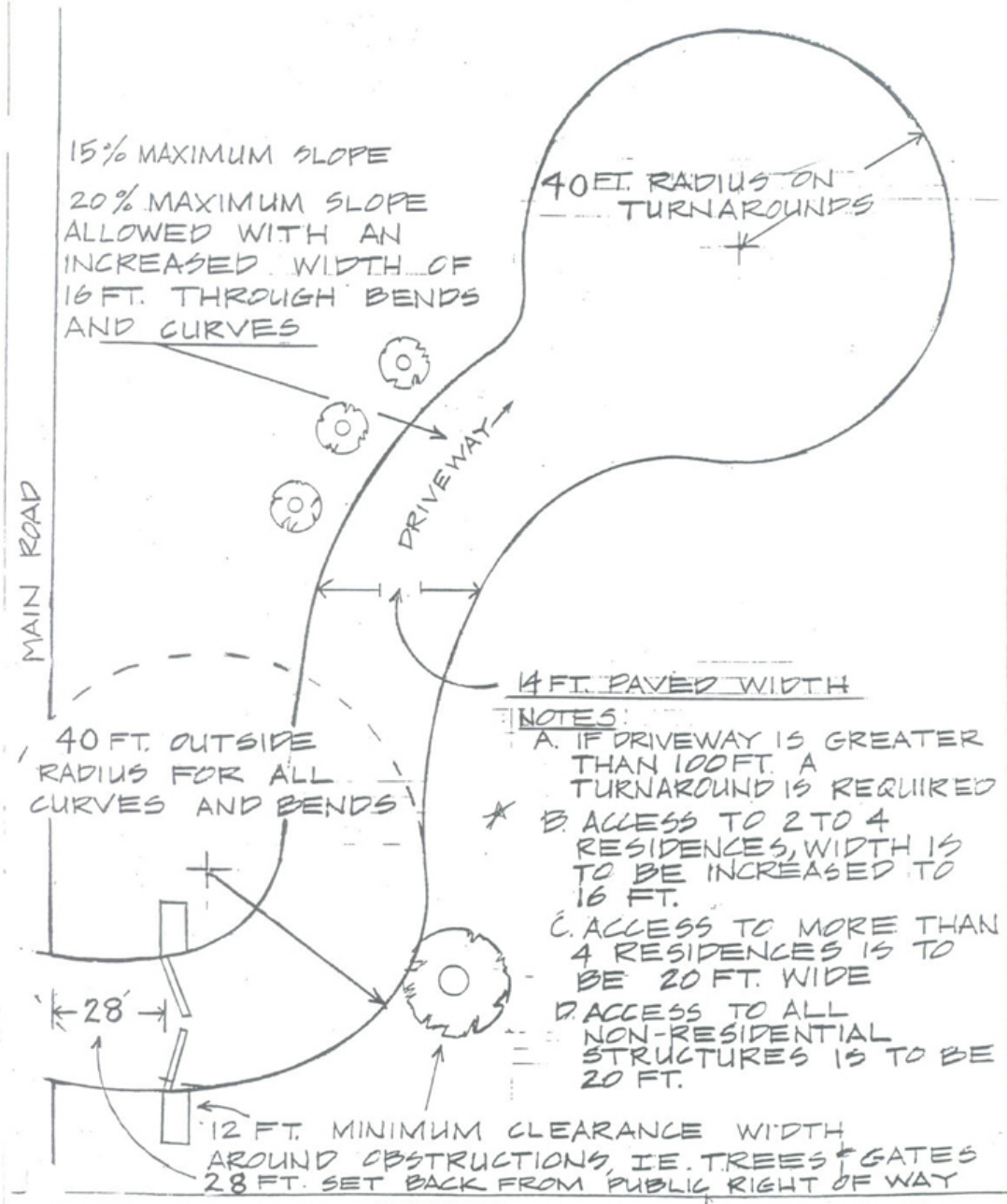


OPTION B: HAMMERHEAD



TURNAROUNDS

MONTECITO
FIRE DEPT.



15% MAXIMUM SLOPE
 20% MAXIMUM SLOPE
 ALLOWED WITH AN
 INCREASED WIDTH OF
 16 FT. THROUGH BENDS
 AND CURVES

40 FT. RADIUS ON
 TURNAROUNDS

MAIN ROAD

DRIVEWAY

4 FT. PAVED WIDTH

40 FT. OUTSIDE
 RADIUS FOR ALL
 CURVES AND BENDS

- NOTES:
- A. IF DRIVEWAY IS GREATER THAN 100 FT. A TURNAROUND IS REQUIRED
 - * B. ACCESS TO 2 TO 4 RESIDENCES, WIDTH IS TO BE INCREASED TO 16 FT.
 - C. ACCESS TO MORE THAN 4 RESIDENCES IS TO BE 20 FT. WIDE
 - D. ACCESS TO ALL NON-RESIDENTIAL STRUCTURES IS TO BE 20 FT.

28'

12 FT. MINIMUM CLEARANCE WIDTH
 AROUND OBSTRUCTIONS, IE. TREES & GATES
 28 FT. SET BACK FROM PUBLIC RIGHT OF WAY

ACCESS TO A SINGLE
 RESIDENCE

MONTECITO
 FIRE DEPT.