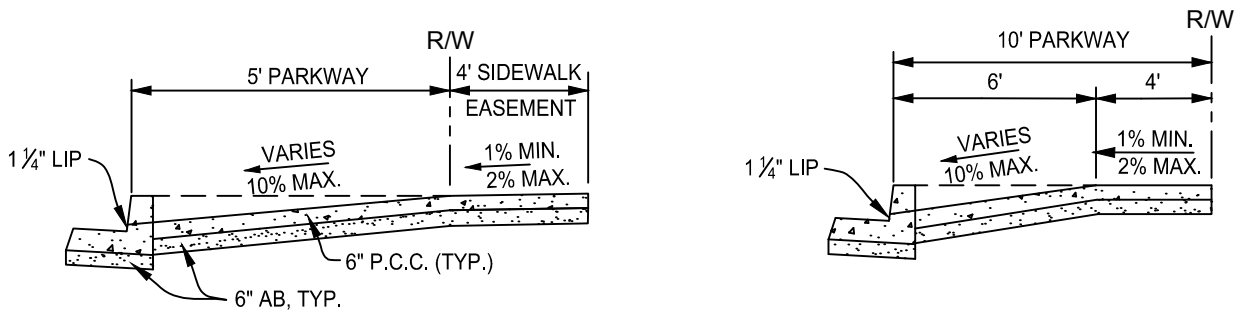


PLAN
NOT TO SCALE




CASE I

CASE II

CROSS SECTION
NOT TO SCALE

NOTES:

1. THE TOTAL SUM OF ALL THE DRIVEWAY WIDTHS (W) IS LIMITED TO 40% OF THE PROPERTY FRONTAGE (HOWEVER, ONE DRIVEWAY UP TO 27' IS ALLOWED). THE MINIMUM DISTANCE BETWEEN THE TOP OF SIDE SLOPES ON ADJACENT DRIVEWAYS ON THE SAME LOT OR PARCEL IS 22' AND ON ADJOINING LOTS OR PARCELS IS 1'.
2. DRIVEWAYS SHALL BE CONSTRUCTED AS IN CASE I WHERE PARKWAY IS 5' WIDE AND WHERE SIDEWALK ABUTS CURB. CASE II SHALL BE USED WHEN THE PARKWAY IS 10' OR GREATER AND WHERE SIDEWALK DOES NOT ABUT CURB.
3. IF THE PARKWAY IS OVER 10', THE DRIVEWAY SHALL BE CONSTRUCTED AS IF THE PARKWAY WERE 10' WIDE (CASE II).
4. A DRIVEWAY SHALL NOT BE CONSTRUCTED OR MAINTAINED WHERE FENCE, BUILDINGS, NATURAL GRADE OR ANY OTHER OBSTACLE WILL PREVENT A MOTOR VEHICLE FROM BEING STORED ENTIRELY OFF THE PUBLIC RIGHT-OF-WAY AFTER ENTERING SUCH DRIVEWAY.
5. A DRIVEWAY SHALL NOT BE CONSTRUCTED IN THE CURB RETURN AREA AT INTERSECTIONS NOR WITHIN 5' OF THE CURB RETURN AT EITHER END.
6. SPECIAL APRON DESIGN SHALL BE REQUIRED BY CITY ENGINEER WHERE CURB FACE HEIGHT EXCEEDS 8".
7. REMOVE AND REPLACE ADJACENT FLOATING PIECES OF SIDEWALK LESS THAN 4' LONG.
8. A 4' WIDE SIDEWALK EASEMENT, EXTENDING 5' BEYOND EACH END OF THE DRIVEWAY, SHALL BE DEDICATED TO THE CITY FOR CASE I CONDITIONS.

CHANGE	DESCRIPTION	DATE	INITIAL	APPROVED: 	DATE: 5/22/18
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