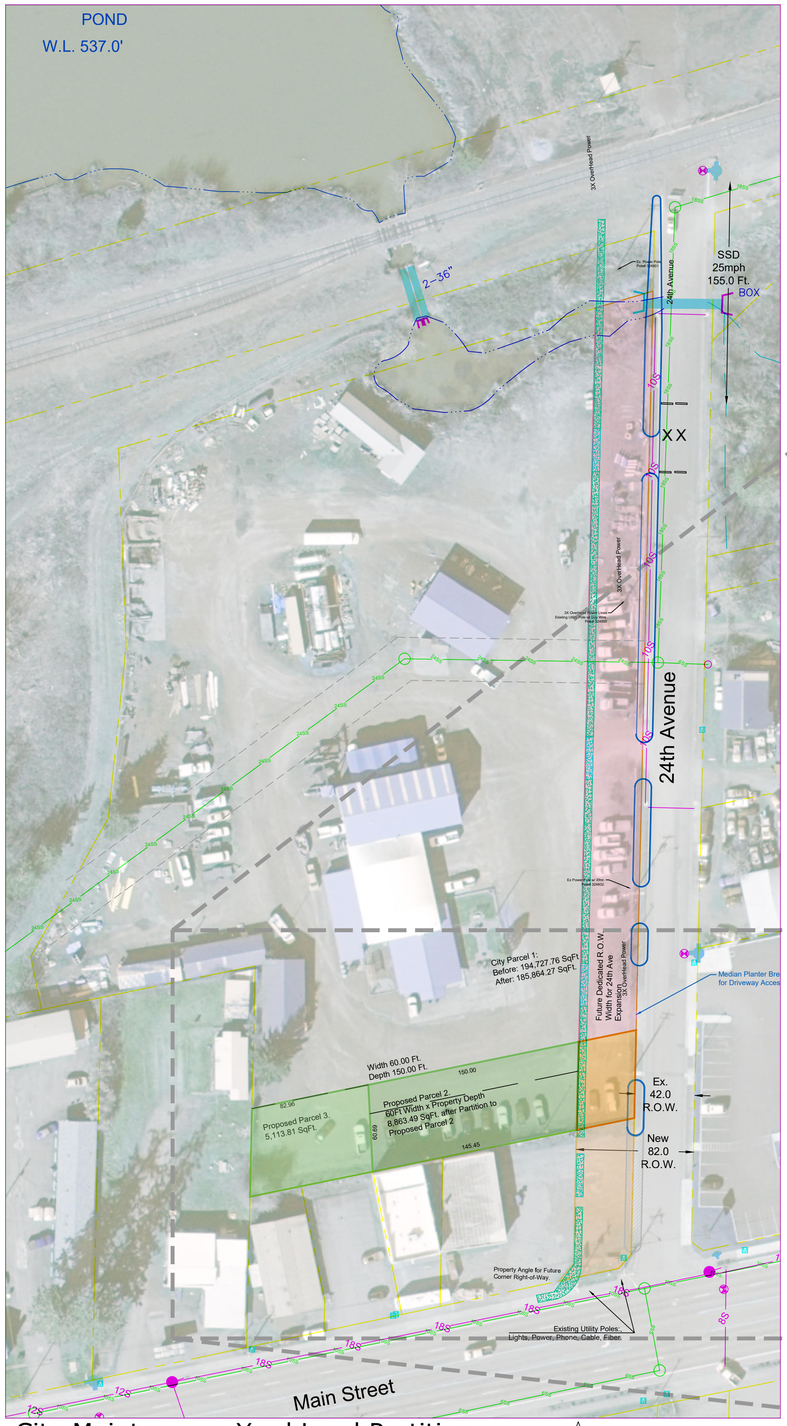
Narrative:

This concept map shows the relationship of the existing sidewalks and driveways to a new wider configuration that conforms to current city code rules. These standards in SHMC 17.08.100 on driveways indicate the maximum width of driveways, proximity to adjacent driveways, and proximity to the Curb Return Radius point of intersecting streets. In case of 24th Avenue, the maximum width is 30ft, the distance to adjacent driveways is 22ft, and the distance to an Arterial Street - Main St, Hwy 20 - is 40ft.

The existing driveway on the west side of 24th Avenue is approximately 70ft wide, extending from near the north property line toward Main Street. The owners of the property have requested a large driveway be constructed again to provide a wide access driveway for their customers. The maximum allowable 30ft driveway can be placed anywhere between the Curb Return Radius point an the North property line as shown. It is not generally acceptable to build up to the property line, the offset here is 3ft.

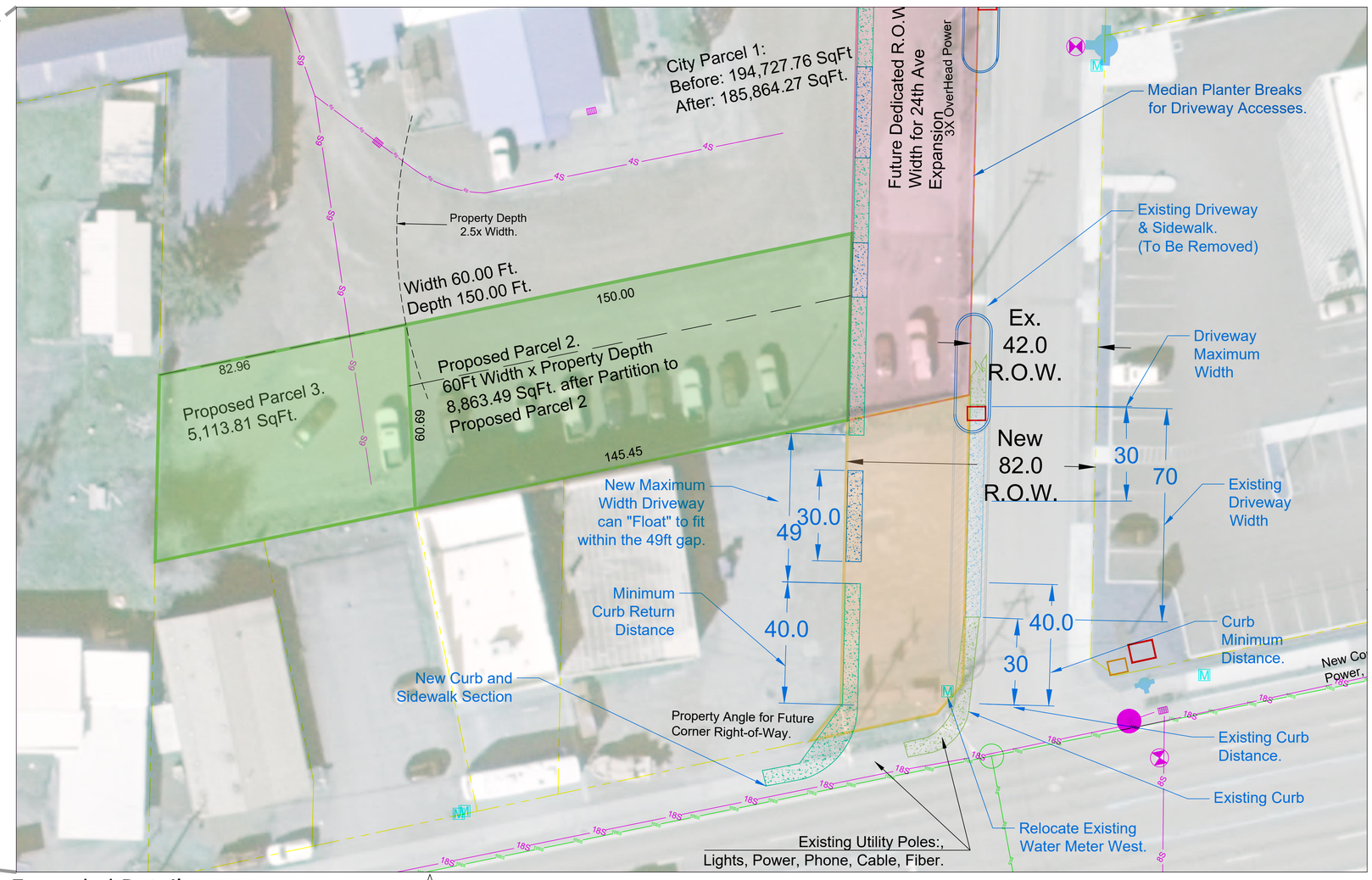
The adjacent City Maintenance Yard property undergoing a partition will have an access that is 18ft wide in order to access Parcel 2 and Parcel 3 directly as well as by the indicated easement.

The median islands shown serve as planted landscape dividers, locations for future street lights, and junction boxes for power and communication vaults. The gaps present provide access to property driveways, with final positions TBD. At the intersection of 24th Avenue and Main Street, the median island stops short of the intersection and is only a painted chevron striping to indicate that it is not officially intended as a Left Turn Lane, to allocate space for a future turn lane, and currently would be a turning/staging lane for large vehicle customers accessing the corner property.



City Maintenance Yard Land Partition

Horizontal Scale 1" = 50'



Expanded Detail

Horizontal Scale 1" = 20'

DWG No. g:\engr\Projects\City Hall\24th Ave Property Swap\Phase1 CityPartition Sheet 2.2b.dwg	Rev.	Description.	Date.
PRINT DATE 09-10-2019			
SCALE 1" = 20' SHPW1861	Drawn: Checked: Approved: Approved:	SIZE D	

CITY of SWEET HOME, Public Works Department
Engineering Division, 1140 12th Avenue,
T:541-367-6977, F:541-367-6440

LINE IS 2 INCHES FULL SIZE
IF NOT 2" SCALE ACCORDINGLY

TITLE

City of Sweet Home
24th Avenue Economic Development Corridor

PHASE I: RELIABLE WELDING - CITY OF SWEET HOME PARTITION AND LAND DEDICATION EXHIBIT B.

SHEET NUMBER 2.2f