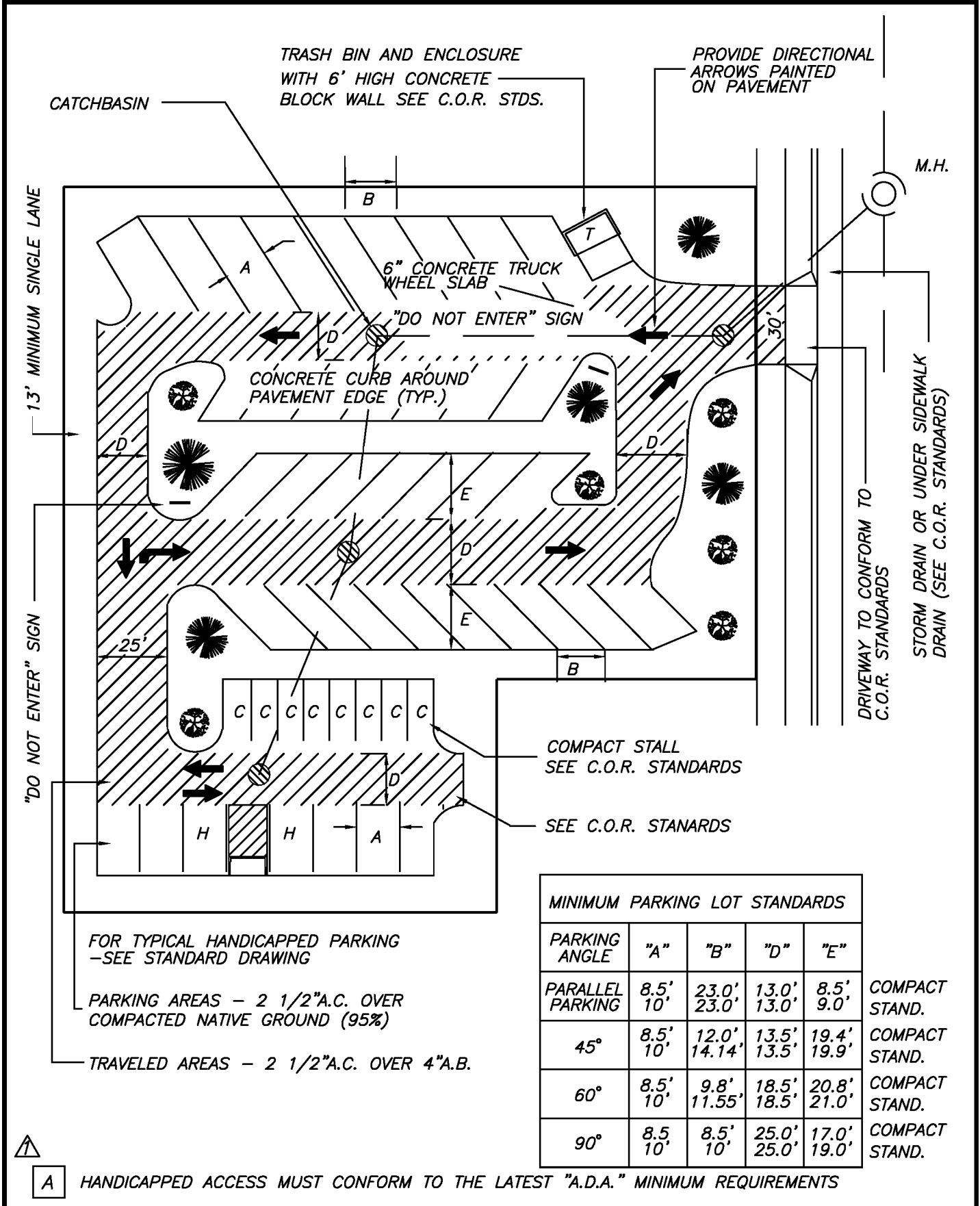


PARKING NOTES

1. *The minimum thickness after full compaction in traveled areas shall be 2-1/2" asphalt concrete over 4" aggregate base and in parking areas shall be 2-1/2" asphalt concrete over compacted native ground. (Parking lots for trucks and/or unusual traffic shall be designed accordingly).*
2. *Under sidewalk drains shall be allowed for parking areas up to 1/2 acre in size. Larger parcels must connect to a storm drain in the adjacent street.*
3. *A minimum cross slope of 1-1/2% is required for pavement.*
4. *A minimum of 0.33% is required for concrete gutter slope.*
5. *All curbs shall be 6" high.*
6. *Parking layout and design shall be in conformance with the off-street parking standards.*
7. *All parking stall lines shall be delineated with white traffic paint.*
8. *Any parking layout necessitating a cul-de-sac, or similar type of turning facility, for reversing the direction of travel will generally be discouraged, and shall be approved by the City Staff prior to incorporation into the plan.*
9. *Parking or backing areas within a parking lot shall not extend into the public right-of-way.*
10. *In all parking lot designs, provisions shall be made for the maneuvering of emergency and garbage collection vehicles.*
11. *All planters shall be landscaped and have an irrigation system.*
12. *Concrete curbing shall be used as wheel stops where possible. The use of bumper blocks is discouraged.*
13. *Handicapped stalls shall comply with the State Building Code / ADA and the City of Ripon Standards.*
14. *Dead-end 90° parking shall be provided with adequate turning room.*
15. *In locations where parallel parking is permitted or possible, an additional 3 feet shall be added to the aisle width to accommodate parked vehicles on both sides (i.e. parking on one side 28 feet, on both sides 36 feet). Parallel parking is considered possible wherever 20 feet or more of clear, reasonably straight curb exists.*
16. *Up to 20% of total stalls can be compact stalls (8-1/2' x 17'), for facilities with 20 or more stalls.*
17. *Dimensions for other parking angles must be evaluated separately for approval.*
18. *For two-way traffic, a minimum aisle width of 25' is required. For one-way traffic, a minimum aisle width of 13' is required.*
19. *The minimum number of parking spaces required is established by the Ripon Municipal Code.*
20. *All off-street parking designs shall have provisions for night lighting.*
21. *Directional arrows will be placed on pavement according to standards.*

NO.	REVISED	BY	Off Street Parking Standards	APPROVED
				
				CITY ENGINEER RCE-28191
				DATE: 2-2-99
DRAWN BY: Matt			CITY OF RIPON	STANDARD NO. M-15
CHECKED BY: DJR				
SCALE: NONE				



NO.	REVISED	BY	Off Street Parking Standards	APPROVED
▲	1-2003	MCP		<i>Matt MacDade</i> CITY ENGINEER RCE-58093
DRAWN BY: MATT			CITY OF RIPON	DATE: 6-2002
CHECKED BY: DJR				STANDARD NO. M-16
SCALE: NONE				