

APPENDIX D
Rights-of-Way Regulations and Design Standards for
Driveways, Drainage, and Utility Construction

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D-1. PURPOSE OF DRIVEWAY ORDINANCE.

Applicability. This Appendix D shall apply to all driveways or access points planned to connect to a Town maintained street. This provisions of this Appendix shall regulate only that portion of a private driveway that connects to a public and extends to the edge of a public right-of-way. The regulation of private driveways on private property is subject to the standards of Article 8 of this Ordinance.

- The safety and efficiency of a roadway is impacted by the amount and type of interference experienced by the vehicles moving on it. Some interference may result from other vehicles on the roadway, moving in either the same or the opposite direction. The major form of interference, however, is from vehicles entering, leaving, or crossing the roadway at intersecting streets and driveways. In order to reduce interference with traffic flow, minimize accidents and assure the best overall utilization of the roadway by the motoring public, it is necessary to regulate vehicles entering and leaving roadside developments and intersecting streets.
- The Town of Mount Pleasant recognizes the legal rights of the abutting property owners to have access to their property. However, it must also consider the right of other roadway users to travel with relative safety and freedom interference. Since these rights are at times in conflict, it is the Town’s responsibility to reconcile and, to the extent feasible, satisfy the needs and desires of all roadway users.
- To accomplish this, the critical areas of driveway location, design and operation must be addressed. The Town of Mount Pleasant has therefore adopted this driveway ordinance to establish standards for the location and design of driveways providing access from public roadways to developments on abutting property. This ordinance has been established to meet the following objectives.
 - (a) To provide maximum safety and protection to the public through the regulation of vehicles entering and exiting public streets and,
 - (b) To provide a uniform ordinance for the design, location, operation and construction of driveways throughout the Town, and,
 - (c) To provide owners of abutting property with the maximum service feasible, consistent with the safe and efficient use of Town streets.
- The Town’s intent is to further increase safety and decrease congestion along specified major thoroughfares. In order to accomplish these objectives, certain goals have been identified. These goals are:
 - (a) To prohibit driveways within a certain distance of intersecting streets unless alternate access is not available,
 - (b) To decrease the number of driveways along major thoroughfares, and
 - (c) To increase the distance between adjacent driveways along major thoroughfares.
- This Appendix D is to be administered by the Town of Mount Pleasant Public Works Director and/or his/her designee(s). The issuance of a Driveway permit as prescribed by this Appendix D shall be issued by the Mount Pleasant Public Works Director /or his/her designee(s).

D-2. DRIVEWAY PERMIT APPLICATION PROCEDURE.

- The procedure for driveway permit application differs according to the type of use of a particular parcel, tract or development.
- Driveway permits for "new" detached, single-family residential construction are not required, however they must meet the standards of this ordinance. For existing single family residential development, modifications to the driveways will require a driveway permit. The Department will attempt to accommodate these applicants on a walk-

in-basis.

- To apply for a driveway permit for a commercial, industrial or multi-family residential development, two (2) copies of an adequate site plan showing all required information must be submitted to the Public Works Director or their designee. A minimum of three (3) working days is required for the initial review of the site plans.
- In that the permit issued under this ordinance is actually a permit for use of public rights-of-way, the permitting process also applies to any and all work or activity performed in the public right-of-way other than normal daily vehicular and pedestrian traffic. Such uses include but are not limited to street and sidewalk cuts, and private street intersections with public streets. Please consult the Public Works Director or their designee for information about permit requirements for any of these activities.
- The North Carolina Department of Transportation (NCDOT) is required to review all connections to state system streets. This includes both driveway and street connections, with the exception of single family residential drives, which are exempt from state review requirements. State system streets are those streets within the Town for which the state retains the ultimate responsibility. However, the more restrictive Driveway Ordinance (NCDOT or Town of Mount Pleasant) shall apply.
- Driveway permits on state system streets, within the Town limits of Mount Pleasant, should be submitted to the Town of Mount Pleasant for the initial review. Upon the Town of Mount Pleasant's approval, the site plans and NCDOT driveway permit forms will be forwarded to NCDOT for their approval.
- Any questions concerning the application procedure or the requirements of this ordinance should be directed to the the Town of Mount Pleasant Department of Public Works.

D-3. DEFINITIONS.

- For the purpose of this Appendix D, the following definitions shall apply;
 - **Access:** Ingress and egress to property bordering on public roadways.
 - **Apron:** The paved area between the gutter flow line of the roadway and the sidewalk section.
 - **Commercial driveway:** A driveway providing vehicular access to property used for purposes other than residential.
 - **Corner clearance:** The distance measured along the right-of-way line from the intersection of the projected right-of way lines to the nearest edge of the driveway approach.
 - **Curblin e:** The inside face of curb and gutter.
 - **Curb return:** That section of radius or flare on a driveway between the gutter flow line and the abutting property.
 - **Driveway:** An area on private property providing access for motor vehicles to a public right-of-way.
 - **Driveway angle:** The acute angle between the driveway centerline and the curblin e.
 - **Driveway approach:** The improved area between the roadway of a public street and private property intended to provide access for motor vehicles to a well-defined area on private property.
 - **Driveway width:** The width of the driveway measured at the right-of-way parallel with the roadway centerline.
 - **Frontage:** The length of property adjoining the street right-of-way of a single property, tract, or development area between the side property lines.
 - **Outside sidewalk line:** The line generally parallel to the right-of-way line and lying along the edge of the sidewalk section nearest the street right-of-way line.
 - **Residential driveway:** A driveway providing vehicular access to property used for residential purposes. This includes driveways for single family, duplex and triplex uses.

- **Right-of-way:**The land within legally defined property boundaries whose title rests with the Town or state and is designated or intended for use as a public street or road way.
 - **Side clearance:** The distance measured along the street right-of-way line from the nearest side property corner to the nearest edge of the driveway approach.
 - **Sidewalk:** An area on public or private property where pedestrians walk or stand, generally parallel to the edge of the street, roadway or face of curb.
 - **Sidewalk section:** That portion of a driveway between the outside sidewalk line and the driveway apron.
 - **Spacing:** The closest distance between two driveways, measured along the right-of-way line from edge of drive to edge of drive.
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- **Conformance prerequisite to site plan approval.** Driveway approaches hereinafter constructed in the Town on public streets and roadways shall be designed and constructed in conformance with this article. It shall be unlawful for any person to construct, cut, break out, or remove any curb along a street or alley except as authorized by the provisions of this article. Failure to construct any driveway approach(es) in conformance with the provisions of this article or failure to correct or remove any existing driveway approach(es) found to be nonconforming may result in the removal of the driveway approach(es) by the Town, at the property owner’s expense.

D-4. PERMIT REQUIRED.

- (a) No person, firm, or corporation shall remove, alter, or construct any curb,driveway approach, gutter,pavement, or perform any other improvement in any public street or other property owned by or dedicated to the Town without first obtaining a permit from the Public Works Director or their designee authorizing such improvements.
- (b) A driveway permit is required prior to the issuance of a building permit for new construction, additions,or changes in use.
- (c) Existing driveways shall not be altered within the right-of-way until a permit is obtained. The maintenance of driveways located in or on the right-of-way shall be the responsibility of the property owner.
- (d) Failure to secure a permit as described herein or failure to construct the driveway to Town standards or failure to correct or remove existing nonconforming driveway approaches is a violation of the Code of Ordinances and a penalty of fifty (50) dollars per day may be imposed on the owner after a thirty (30) day written notification has been given by the Public Works Director or their designee. If the driveway is not removed or brought into compliance within thirty (30) days, the person, firm or corporation doing the original work shall be denied further permits to work on public streets within the Town limits of Mount Pleasant.
- (e) In unusual circumstances minor variations of the minimum requirements may be permitted, based on sound traffic engineering principles, after an engineering investigation by the Public Works Director or their designee.
- (f) No variation in the number and/or width of driveways shall be permitted.

D-5. PLAN SUBMISSION REQUIREMENTS.

- (a) No permit shall be issued until there is two copies of the plans filed with the Public Works Director or their designee for his approval Two (2) copies of plans showing the location and dimensions of all proposed improvements.
- (b) Four (4) additional plans will be required for driveway approaches to state highway system streets within the corporate limits, and Six (6) NCDOT Driveway Permit forms.
- (c) A minimum of three (3) working days shall be required for the initial review of the site plan by the Public Works Director or their designee.
- (d) Information that must be shown on plans submitted shall include:
 - (1) location of the property, including street name and address;
 - (2) the character of the present and future property use and the current zoning;
 - (3) location of all existing and proposed buildings;
 - (4) pavement and right-of-way width;

- (5) for commercial and/or industrial facilities, the proposed location of off-street loading and unloading facilities.
- (6) interior parking arrangements and traffic circulation patterns, and number of spacing required;
- (7) location of existing utilities, retaining walls, storm drainage facilities, poles, and other physical features which affect the driveway location;
- (8) all existing driveways, property lines, and driveways to be closed
- (9) all proposed driveways, including all parcels reserved for future development.
- (10) location of existing and proposed sidewalks, curbs, and wheelchair ramps on or adjacent to the property.
- (11) driveways on the opposite side of the street;
- (12) all existing and/or required turn lanes and transition tapers;
- (13) proposed median openings with storage lanes and transition tapers;
- (14) location of all easements;
- (15) north arrow;
- (16) scale, not greater than 1"=10' or less than 1"=40', 1"=20' is preferred;
- (17) major developments may require a traffic study prepared by a transportation professional. Such studies shall include trip generation, existing and proposed traffic assignments, complete demographics of the development, and other information helpful in evaluating the proposed development.

D-6. PERMIT FEE.

- Fees for permits shall be fixed from time to time by the Town Board. A copy of the fee schedule is on file in the office of the Town Clerk and in the Department of Public Works.

D-7. INSPECTIONS.

- Once the permit is duly issued, the supervisor on the driveway construction site shall keep the permit available for on-the-job inspection by authorized personnel of the Town.
- The applicant shall request an inspection by the Public Works Director or their designee 24 hours in advance of any concrete pouring. The Public Works Director or their designee or his authorized representative shall have the authority to require the immediate stoppage of work not performed under the requirements of this article.
- In the event of failure to comply with the provisions of this article or the term of the permit or in the case of faulty workmanship or materials, the Town may remove the non-complying driveway at the property owner’s expense.

D-8. DRIVEWAY DESIGN STANDARDS.

Driveway Width

- The width, in feet, of a driveway approach and curb return flare or radius shall be within the minimum and maximum limits as specified below:

Land Use/Driveway Type	Driveway Width, Ft.		Flare/Radius, Ft.	
	Minimum	Maximum	Minimum	Maximum
Residential-Single Family	12	20	1	3
Multi-family	24	36	10	30
Commercial/Industrial	24	36	5	10
Commercial/Industrial one-way	15	20	5	10

Private Street Entrance	24	48	30*	30*
Street Type Driveway	24	36	10	30

* radius only

- All driveway approach widths shall be measured at the street right-of-way line and the width of any driveway shall not increase when crossing the right-of-way except at properly designated curb returns.
- The width and radius of street type driveways and width of private street entrances shall be determined by the Public Works Director within the limits of this ordinance.
- Single-family and duplex developments on individual lots of record shall be exempt from these standards. However, driveways associated with these uses shall not be located within any site triangles.

Number and spacing of driveway approaches

- Driveways shall be allocated and spaced as outlined below, provided all other requirements of this article are met.

Road Classification	Minimum Separation Between Driveways	Minimum Separation Between Driveways and intersecting Streets
Local Streets	40 feet	60 feet
Collector Streets	120 feet	120 feet
Major and Minor Thoroughfares	400 feet	250 feet

- Note: Access separation between driveways shall be measured from inside edge to inside edge of driveway. Access separation between a driveway and intersecting street shall be measured from the nearest edge of the driveway to the intersecting right-of-way lines. The maximum number of driveways allowed for any parcel prior to subdivision of property shall be three and shall meet the minimum spacing requirements of this ordinance.

Driveway Design

- All driveway approaches shall be a concrete apron section (“ramp” type), except that street type driveway entrances may be required to public or private developments that have parking spaces for two hundred (200) or more vehicles or when special conditions exist as determined by the Public Works Director or their designee. The concrete apron shall be installed to the right-of-way line or at least 10 feet from the edge of the roadway and/or back of curb.
- **Medians and Islands.** Medians or islands may be permitted for street type driveways and private street entrances only, upon approval of the Public Works Director and subject to the following conditions:
 - (a) The raised median or island shall be constructed on private property to the rear of the right-of-way line;
 - (b) The minimum width of the median or island as measured nearest the right-of-way line(excluding the nose) shall be six (6) feet or as required by the Director of Streets and Traffic Engineering,
 - (c) The minimum length shall be fifty (50) feet;
 - (d) For street type driveways with a median or island, the combined width of pavement of the separated driveway segments shall not exceed forty-eight (48) feet;
 - (e) Medians and islands shall not be permitted for ramp-type driveways.
- Ramp type driveway approaches may use either a standard drop curb opening or curb radius from the street curb to the inside sidewalk line. If a curb radius used, the top elevation of the curb radius must be held level with the elevation of the street curb, and the driveway apron must be raised to meet the elevation of the curblines at the inside

sidewalk line.

- Driveway approaches shall cross the sidewalk area at the sidewalk grade established by the Public Works Director or their designee. The sidewalk shall be constructed separately from the driveway apron. The driveway angle shall be ninety (90) degrees, unless engineering considerations dictate otherwise, as approved by the Public Works Director or their designee .
- Where special pedestrian or vehicular hazards may be encountered, driveway approaches may be restricted to one-way operation. Such driveways shall be clearly signed and marked as one-way driveways using pavement arrows and directional signs. Failure to erect and maintain such signs or the failure to use these driveways in accordance with the signing and marking shall be considered a violation of this article.

Location of driveway approaches

- All driveway approaches shall have a minimum side clearance as specified below:

Land Use	Minimum Side Clearance
Single Family Residential	5 feet
All others	10 feet

- All driveway approaches shall have a minimum corner clearance of sixty (60) feet.
- At street intersections where the radius is sixty (60) feet or more, driveway approaches may encroach upon either end of the radius for a distance up to five (5) percent of the total length of the arc of the curb radius, thereby leaving at least ninety-five (95) percent of the arc length of the radius free from driveway encroachment, provided that all other requirements of this article are met.
- No driveway approach shall be permitted to encompass any municipal facility, including but not limited to traffic signal standards, catch basins, fire hydrants, crosswalks, loading zones, utility poles, fire alarm supports, meter boxes, and sewer cleanouts. The driveway approach must be located a minimum of 3 feet from any such facility.
- Landowners of adjacent property, may, by written mutual agreement, construct a joint driveway to service both properties provided that all other requirements of this article are met with the exception of the side clearance restriction.

Specifications

- All work done and all materials used In the construction of driveway approaches shall conform to the current “Standard Specifications for Concrete Sidewalk and Driveway Approaches, Town of Mount Pleasant” as established by the Public Works Director or their designee.

Existing driveway approaches

- Existing driveway approaches shall not be relocated, altered, or reconstructed without a permit approving the relocation, alteration, or reconstruction and such driveway approaches shall be subject to the provisions of this article.
- When the use or layout of any property is changed, making any portion or all of the driveway approach unnecessary, or when the driveway is nonconforming, the owner of the abutting property shall, at his expense, replace all necessary curbs, gutters, and sidewalks, or correct all nonconforming features within thirty (30) days after written notice from the Public Works Director or their designee. Failure to do so may result in a penalty being imposed as

described in Section titled Permit Required.

Turn lanes, tapers, deceleration lanes

- Turn lanes, tapers, and/or deceleration lanes may be required by the Public Works Director or their designee where it is anticipated that the volume of traffic using the proposed driveway(s) or street(s) may significantly interfere with the flow of traffic on the abutting public street. Request for turn lanes, deceleration lanes and transition tapers shall be considered as part of the driveway permitting process and must be shown on the submitted site plans, in addition to the other required site plan elements.
- Dedication and construction of turning lanes to serve one or more entrances into a development shall be required in any conditional use, special use, or driveway permit or subdivision approval for a use or development which is adjacent to a two-lane public street with average daily traffic (AT) exceeding five thousand (5000) vehicles per day, or a four-lane or larger public street with AT exceeding ten thousand (10,000) vehicles per day, if any one of the following conditions are also present:
 - (a) The use of development requires Fifty (50) or more off-street parking spaces.
 - (b) The use of development will generate more than (100) trips during the peak hours of 7-9 AM, 11AM-1PM, and 4-6PM. Data shall be based on the Institute of Transportation Engineers Manual titled “Trip Generation” and based upon the highest land use permitted by the zoning classification as affected by any restrictions imposed by any conditional use permit, special use permit, or other legally enforceable restriction.
 - (c) The use of development, as it may be affected by such restrictions, is reasonably expected to generate more than twenty-five (25) truck (more than 13,000 G.V.W.) trips per day through a single driveway.
 - (d) The use or development, as it may be affected by such restrictions, creates special safety or traffic conditions due to limited sight distance and/or posted speeds in excess of thirty-five (35) miles per hour along the adjacent public street. Such conditions shall be determined in writing by the Public Works Director or their designee.
 - (e) The use of development consists of at least fifty (50) attached or detached residential dwelling units.
- The Public Works Director or their designee may require additional side clearance to accommodate the required turn lanes, deceleration lanes and/or tapers.
- The cost of all required turn lanes, deceleration lanes and transition tapers shall be paid for by the property owners. Property owners shall not be entitled to any claims or reimbursement for expenditures involved in construction on public rights-of-way. All construction improvements required herein shall be the property of the Town of Mount Pleasant.

Standards for Directional Signs and Pavement Markings for Designated Entrance and Exit Driveways

- The driveway ordinance imposes strict limitations on the number, location, and spacing of driveways on designated major thoroughfares; however, it allows for two one-way driveway approaches to be considered as a single driveway approach provided that the approaches are clearly signed and marked using directional signs and pavement arrows. Other provisions of the ordinance require signs and markings where special pedestrian or vehicular hazards necessitate the one-way operation of driveways. The following standards apply to all instructional or directional signs and pavement markings used to designate private driveways as entrance and exists.
- **Sign Standards.**
 - Location: At a minimum, one double faced sign shall be located on private property at least 10 feet back from the curb to the right of each driveway approach. Additional signs may be placed on the opposite side of the approach. The sign should not be blocked from view by vegetation or other obstacles.
 - Size: The area of the sign shall be no less than 3 square feet and no more than 6 square feet.

- Letters:
 - Minimum letter size, uppercase: 6" (8" preferred)
 - Minimum letter size, lowercase: 4" (6" preferred)
 - Letters shall be black or white on a reflectorized or illuminated background of contrasting color. The first letter of each word shall be uppercase.

- Copy Material: Only the words "Enter" and "Exit" or "In" and "Out" with the appropriate arrow shall be used. Arrow dimensions shall be a minimum of 6" long with a shaft width of at least 2". The arrow head shall be at least twice as wide as the shaft. Business logos may be used but shall not exceed 33 1/3 of the sign area.

Pavement Arrows.

- Location: A sufficient number of pavement arrows designating the appropriate direction of traffic shall be installed in the driveway approach and driveway so that they are clearly visible from the street.

- Size: Pavement arrows shall be a minimum of 8 feet in length and shall conform in size and proportion to the standards set forth in the Manual on Uniform Traffic

Control Devices (MUTCD).

- All signs and markings shall be installed and maintained by the property owner.

Policy Regarding the Use of Asphalt Paving for Driveway Aprons and Approaches

- The Public Works Director or their designee has recognized the need for an established policy regarding the installation of asphaltic concrete driveway aprons in lieu of Portland cement concrete driveway aprons, and as a result has established, in consultation with the Town Public Works Director, the following policy.

- The use of asphalt is permitted for the construction of a driveway apron or approach if and only if that apron or approach meets the following criteria:
 1. (a) the adjoining public street is unpaved or constructed of stone only,

OR

(b) the adjoining public street is constructed of asphalt ribbon pavement

AND
 2. The pavement design to be used in the construction of the driveway apron or approach is approved by the Town Public Works Director or their designee.

- Under NO circumstances is asphalt paving permitted on any driveway apron or approach where the adjoining public street is constructed with granite curbing or concrete curb and gutter.

D-9 ROADSIDE DRAINAGE REQUIREMENTS.

A well functioning roadside drainage system is important to maintaining the structural integrity of the roadway and

providing a safe driving surface during storm events. Roadside drainage is accomplished using either a ditch system including adequately sized and constructed driveway pipes, a curb and gutter system with well designed curb inlets and drainpipe system, or some combination of both systems. Modifications to existing drainage systems must be evaluated and approved by the Town of Mount Pleasant prior to construction, and are permitted as a part of the right-of-way construction permit system.

Piping Existing Ditches

The design and cost for piping existing roadside ditches is the responsibility of the property owner unless it is included as part of a neighborhood capital improvement project funded by the Town of Mount Pleasant. Piping ditches will only be allowed if the following criteria are achieved.

- The hydraulic capacity of the existing ditch system will not be reduced or diminished.
- The culvert pipe shall be of size adequate to carry the anticipated flow in the ditch as determined by the Town of Mount Pleasant and shall not be smaller than 15-inches inside diameter.
- The flow from and to adjacent properties will not be inhibited.
- All pipe materials and installation meet Town of Mount Pleasant and NCDOT standards. No pipe with broken joints or other defects is allowed.
- A swale can be maintained over the pipe to prohibit sheet flow of water from the property onto the road surface, and adequate inlet grates are included in the design and installation. In no case shall the construction cause water to flow across the pavement, or to pond on the shoulders or in the ditch, or result in erosion within the right-of-way.
- A minimum cover of 8-inches can be maintained over the top of the pipe. If vehicular traffic will cross the pipe, a minimum cover of 24-inches must be maintained, or Class IV reinforced concrete pipe must be utilized.
- Pipe installation must be inspected by the Town prior to back-filling the pipe and inlet boxes.
- All grates and frames shall meet NCDOT standards for traffic bearing, and must be pre-approved by the Town of Mount Pleasant.
- Drainage collected by ditches, gutters, or pipes on private property shall not be discharged into the road drainage system unless expressly approved by the Town of Mount Pleasant. The applicant may be required to submit a drainage study to the Town justifying the drainage system proposed and the pipe or sewer sizes to be used. Natural drainage laws and practices must be observed.

Pipe Construction Options

All commercial or industrial sites are responsible for the design, construction and cost associated with all drainage improvements in accordance with these regulations. All residents have two options for construction of the ditch pipe, once a permit has been issued. The Town will contract with a licensed contractor following payment of all estimated costs associated with the project to the Town by the owner. The project will then be completed based upon the Contractor’s schedule. The second option is for the resident to hire a licensed contractor who will complete the project according to the submitted plans. The contractor will be responsible to schedule inspection by the Town prior to placing any backfill into the excavation, so that all pipe joints, bedding, and inlet construction can be inspected. Failure to obtain the proper permit and/or inspection may result in the pipe being removed at the owner’s expense.

Acceptable Piping Materials

All pipe located within the street right-of-way must be reinforced concrete pipe or high density polyethylene plastic pipe, double-walled corrugated pipe with a smooth interior, meeting ASHTO M294 Type S (smooth interior – corrugated interior) that has been approved by the NCDOT for use in secondary and subdivision road systems. No corrugated metal pipe is allowed. Approved HDPE pipe includes the following, but documentation on other manufactures will be reviewed for consideration.

1. Advanced Drainage System (ADS) N-12 HDPE pipe
2. Hancor Hi-Q HDPE pipe

Acceptable Grates and Frames

All grates and frames must be cast iron and must meet Town of Mount Pleasant and NCDOT standards. Each casting shall be permanently imprinted with the image of a fish and the following statement: “Dump No Waste! Drains to Rivers.”

D-10 STREET AND UTILITY REPAIRS.

Operations requiring the cutting and removal of roadway and sidewalk surfaces or operations interfering with the normal flow of vehicular or pedestrian traffic shall be subject to the guidelines set forth in Part VI of the Manual of Uniform Traffic Control Devices Handbook.

Prior to cutting of the street, sidewalk or curb and gutter, a street cut permit is required to be obtained from the Public Works Director or their designee. The Public Works Department will be responsible for installing the final layer of asphalt or concrete for each cut. No street cut permits will be issued for streets that have been resurfaced within the last two years, unless there is an emergency situation or other physical constraints and approved by the Public Works Director or their designee.

Cost of replacing the asphalt, concrete or other materials and other related costs such as street cleaning, sidewalk cleaning, etc. as a result of the above described work will be paid by the grantee of the permit. A copy of the permit must be kept at the job location.

Street cuts and sidewalks should be completely repaired in an expedient manner. Cuts must be filled with stable material (asphalt, concrete or approved equal) to within 1 ½ inches of finished grade within 3 days of initial work. Finished roadway surfaces, sidewalks and curbs must be restored within 30 days of initial work.

If circumstances justify, the Public Works Director or their designee may grant an extension of these time requirements.

D-11 USE AND PROTECTION OF PROPERTY.

Use and protection of property

- Rights-of-way of streets may not be used for private or commercial purposes. The area to which the driveway provides access shall be sufficiently large to store any vehicles using the driveway completely off the right-of-way and must be of sufficient size to allow the necessary function to be carried out completely on private property.
- Except for driveway approaches to residences, a six (6) inch raised curb shall be constructed a minimum distance of three (3) feet behind the street right-of-way line in the vicinity of street corners, sidewalk safety zones, entrance driveways and other points in such a manner as to prevent vehicles from crossing sidewalks other than by means of a driveway as herein prescribed, to prevent vehicular overhang on the right-of-way and to provide for proper drainage and control of water on private property.
- Parking areas and loading areas shall be constructed and properly curbed so that all movements to park and un-park, and load and unload will take place back of or within property lines. In the central business area, the Public Works Director or their designee is hereby granted the authority to waive requirements set forth in this subsection after all

engineering investigation and provided the following conditions are present:

- (a) The area is within the parking exempt area of the Town;
 - (b) The waiver requested arises from peculiar physical conditions not ordinarily existing in other areas of the Town;
 - (c) Due to the nature or operation of the business on the applicant's property the requirements of the above causes unnecessary hardship;
 - (d) The waiver requested is not against the public interest, safety, convenience, and general welfare; and
 - (e) The granting of the waiver will not adversely affect the rights of adjacent property owners.
- Except as may be provided for under the Concord City Code, Part II, Chapter 8, Motor Vehicles and Traffic, no part of the right-of-way or the area between the curb or edge of pavement and the property line shall be used to place private signs, fences, wall post lights, or any other item. All such items shall be placed on private property in such a manner as not to interfere with vehicular or pedestrian traffic or visibility.

Protecting the public from injury

- Whenever any person or firm shall do or undertake any of the items set forth in this article it shall be the duty of such person(s) to protect from harm and damage all persons or vehicles which may be using any street, sidewalk, right-of-way or other public area where such work is in progress. To that end, all persons or firms shall erect and maintain suitable barricades, signs, lights, flares and other appropriate warning devices at the proper locations where such work is in progress in accordance with the current policy and regulations for street construction and maintenance operations within the Town of Mount Pleasant, as established by the Public Works Director or their designee and in accordance with the Manual on Uniform Traffic Control Devices for Street and Highways.

D-12 STANDARD DETAIL DRAWINGS.













