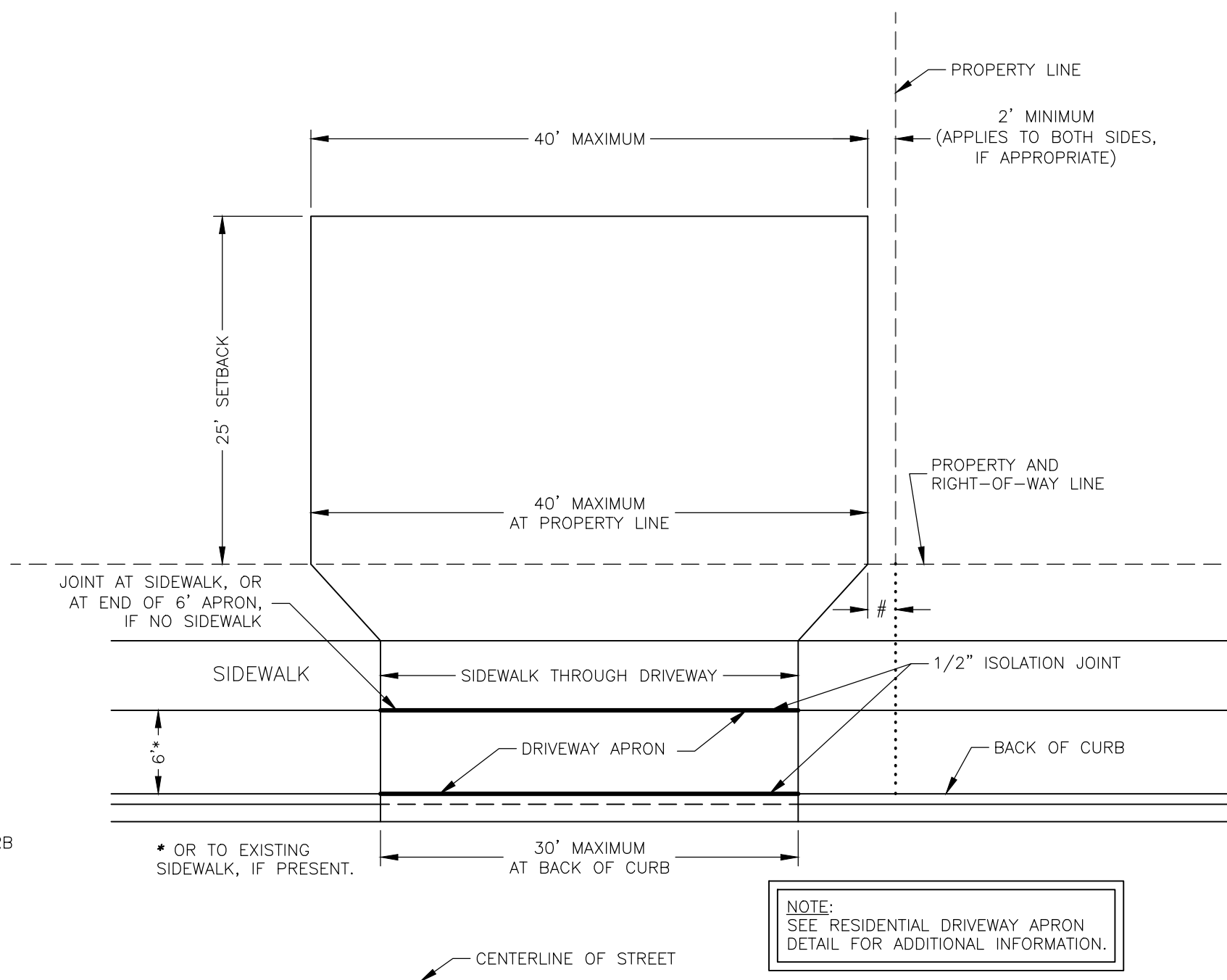


RESIDENTIAL DRIVEWAY APRON

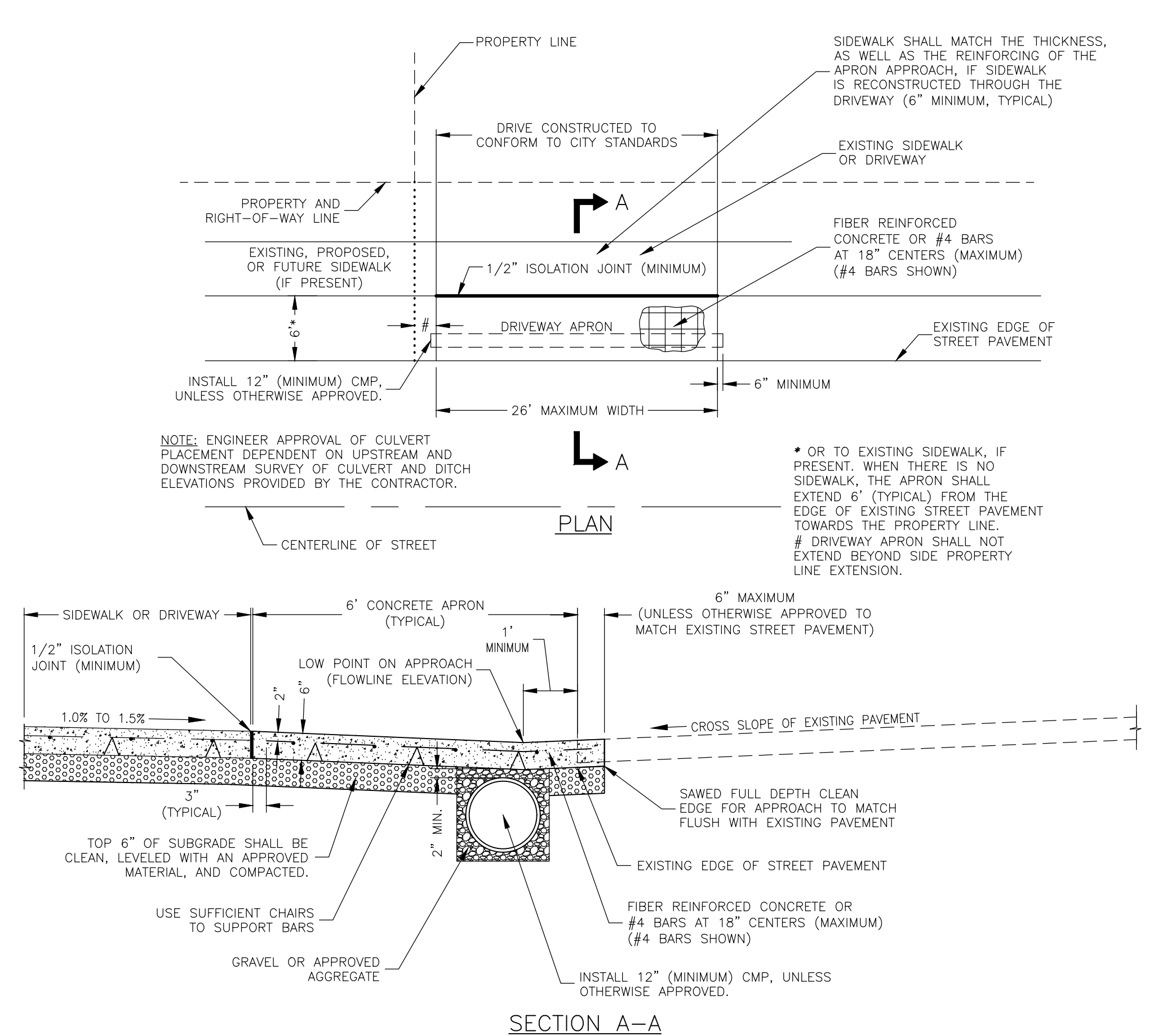


DRIVEWAY DETAIL FOR A DUPLEX WHERE 2-CAR GARAGES ARE SIDE BY SIDE

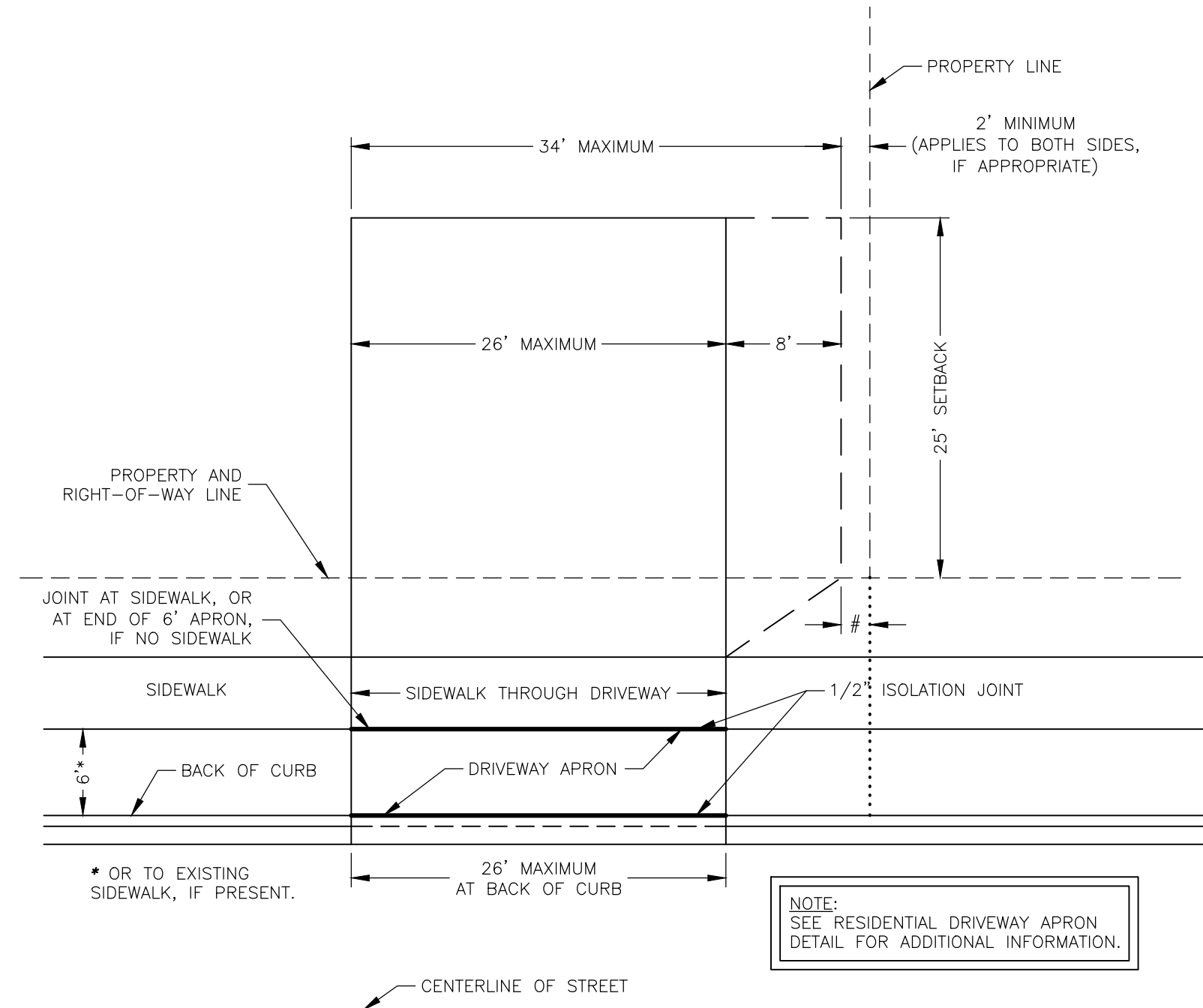
SCALE : 1"=10'

(SKETCH B)

NOTE: DRIVEWAY APRON MAY BE FLARED, IF DESIRED; HOWEVER, THE MAXIMUM WIDTH AT THE CURB REMAINS AT 30 FEET.



RESIDENTIAL DRIVEWAY APRON-NO CURB

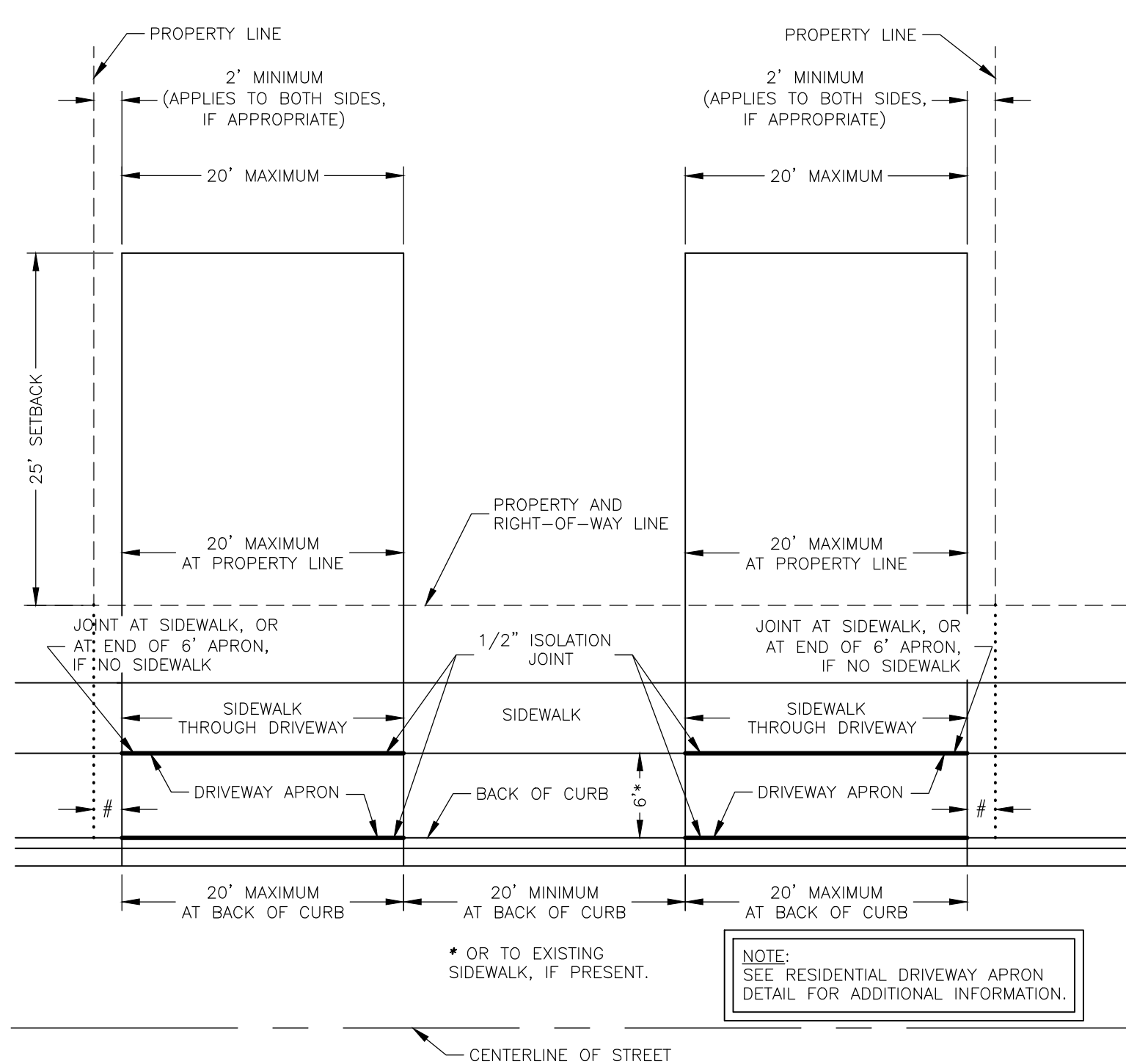


DRIVEWAY DETAIL FOR A SINGLE FAMILY HOME

SCALE : 1"=10'

(SKETCH A)

NOTE: DRIVEWAY APRON MAY BE FLARED, IF DESIRED; HOWEVER, THE MAXIMUM WIDTH AT THE CURB REMAINS AT 26 FEET.

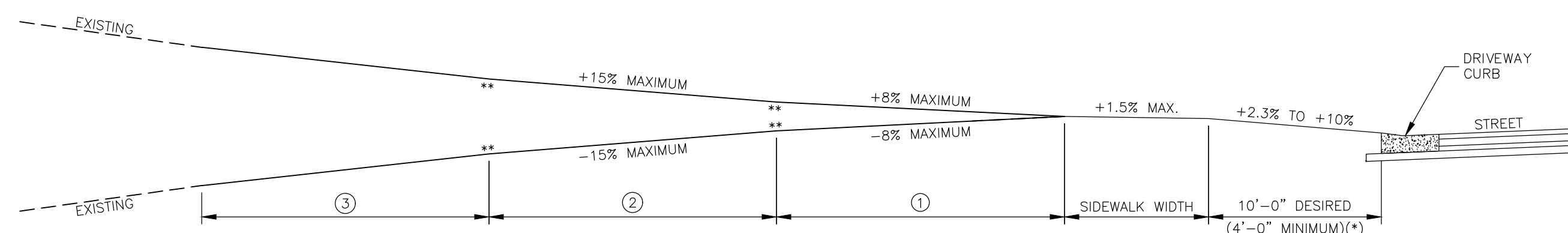


DRIVEWAY DETAIL FOR A DUPLEX WHERE 2-CAR GARAGES ARE SEPARATED

SCALE : 1"=10'

(SKETCH C)

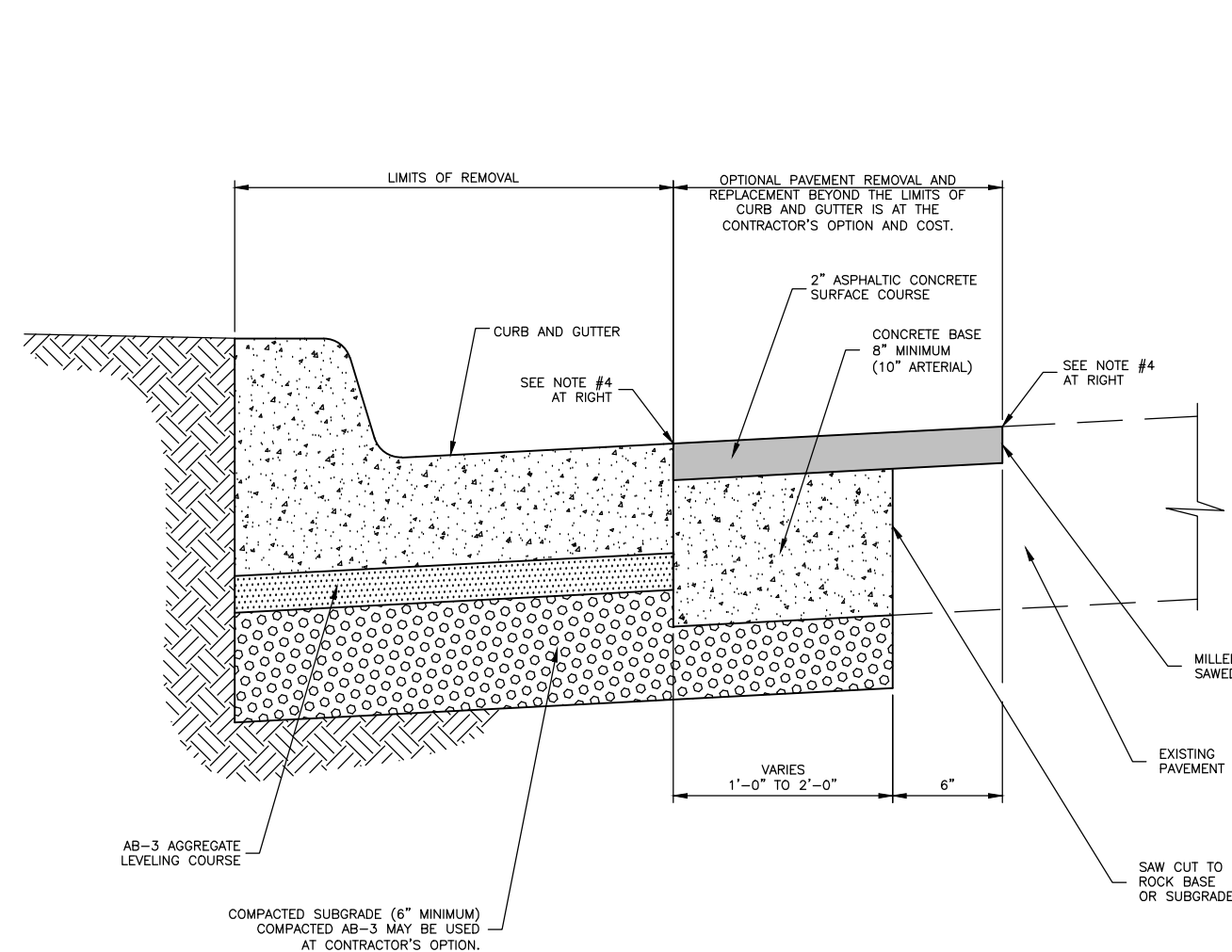
NOTE: DRIVEWAY APRON MAY BE FLARED, IF DESIRED; HOWEVER, THE MAXIMUM WIDTH AT THE CURB REMAINS AT 20 FEET.



- 10'-0" MINIMUM IS REQUIRED WHEN THE EXISTING GRADE IS GREATER THAN $\pm 8\%$.
- 10'-0" MINIMUM IS REQUIRED WHEN THE EXISTING GRADE IS GREATER THAN $\pm 15\%$.
- 10'-0" MINIMUM IS REQUIRED WHEN THE EXISTING GRADE IS GREATER THAN $\pm 22\%$.

*0 FEET IS ALLOWED IN URBAN BUSINESS DISTRICTS WITH SIDEWALKS OF 6 FEET MINIMUM WIDTH.
**10 FEET MINIMUM ROUNDING DESIRABLE AT GRADE CHANGES.

PROFILE WITH SIDEWALK (MAXIMUM PERCENT OF GRADE)



CURB REPLACEMENT DETAIL

- NOTES:
- THIS DETAIL IS TO BE USED ONLY WHEN EXISTING CURB AND GUTTER IS REMOVED AND REPLACED, BUT STREET PAVEMENT REMAINS IN PLACE.
 - 2- #4 X 1' 6" EPOXY COATED TIE BARS (MINIMUM) SHALL BE INSTALLED IN BOTH ENDS OF CURB REMOVAL LIMITS AT COLD CONSTRUCTION JOINTS.
 - #5 X 2'-0" EPOXY COATED TIE BARS, 2'-0" ON CENTER, SHALL BE INSTALLED TO TIE THE ADJACENT FULL DEPTH CONCRETE STREET PAVEMENT TO THE NEW CURB TOE. IF EXISTING CONCRETE PAVEMENT OR NEW CURB TOE ARE LESS THAN 8" IN THICKNESS, THEN #4 X 1'-6" EPOXY COATED TIE BARS, 1'-6" ON CENTER, SHALL BE INSTALLED.
 - ALL JOINTS TO BE FILLED WITH HOT-TYPE JOINT SEALANT COMPOUND.

2025 EDITION

SHEET ____ OF ____

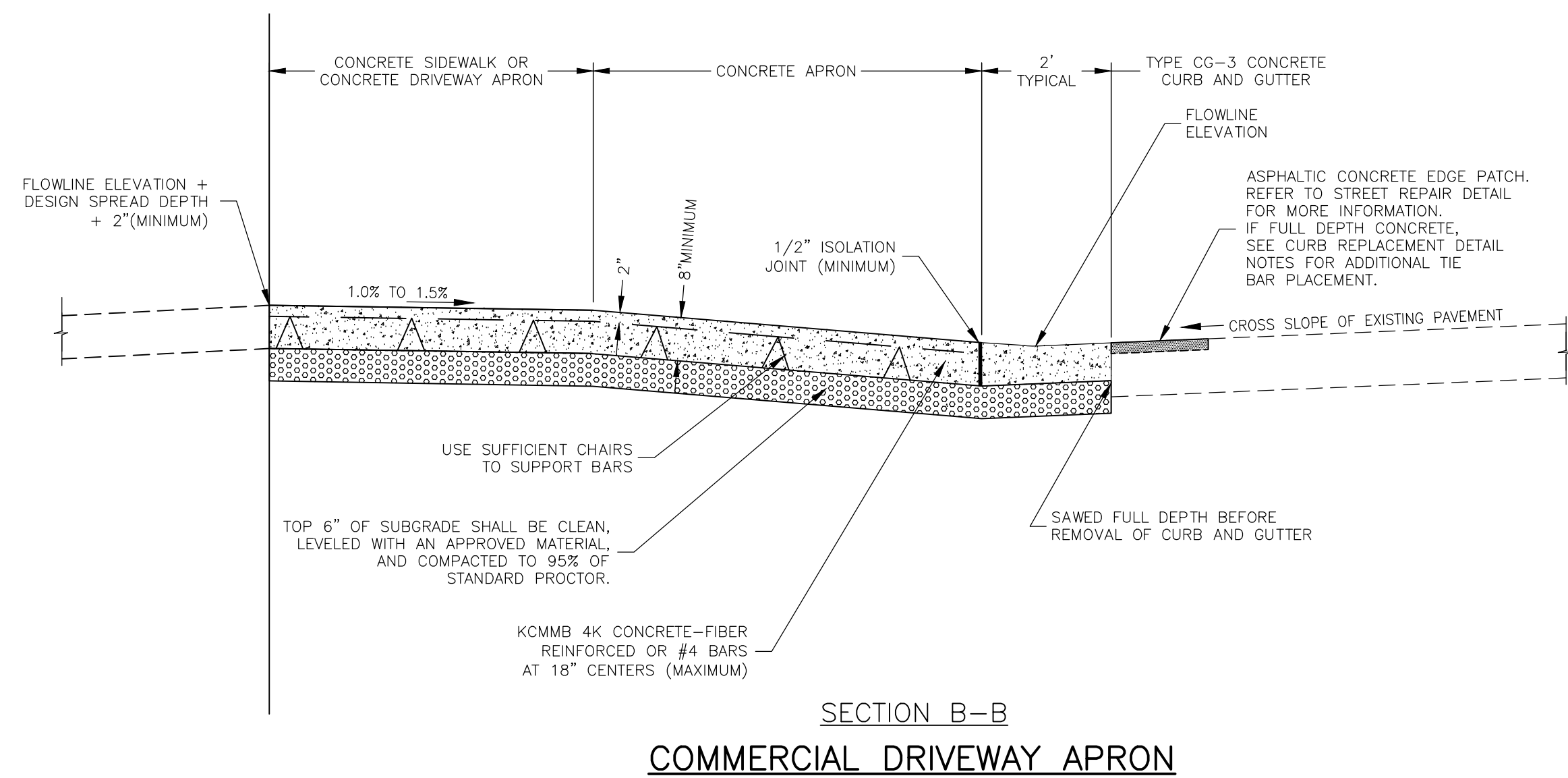
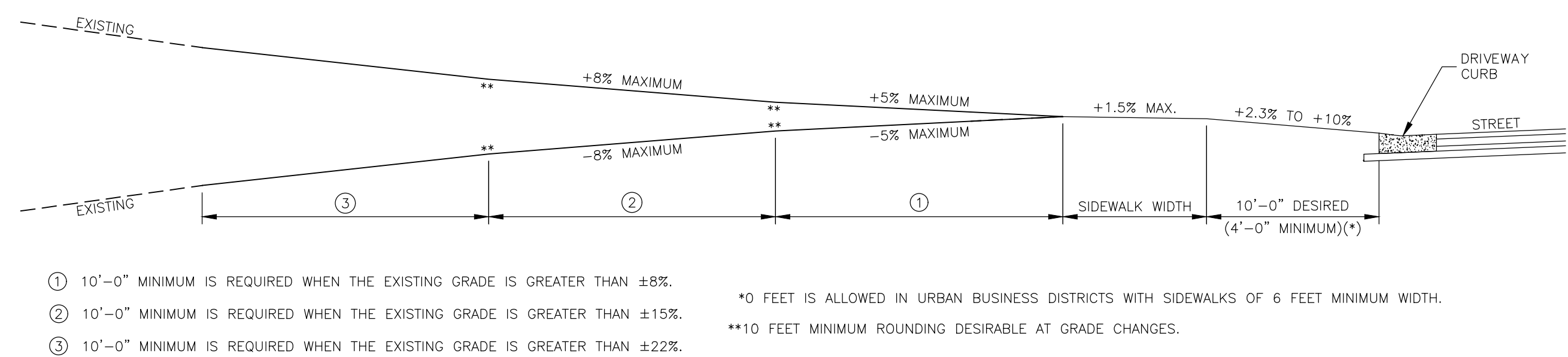
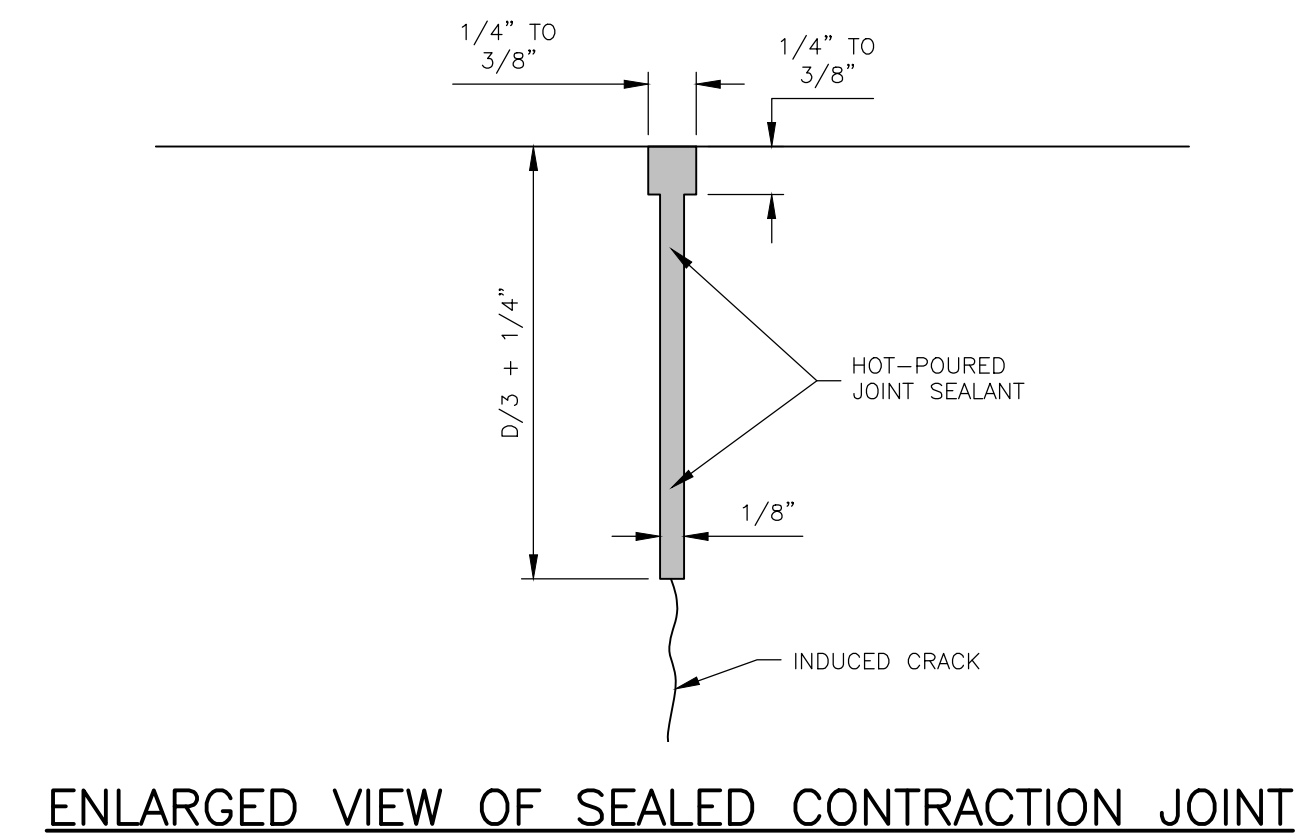
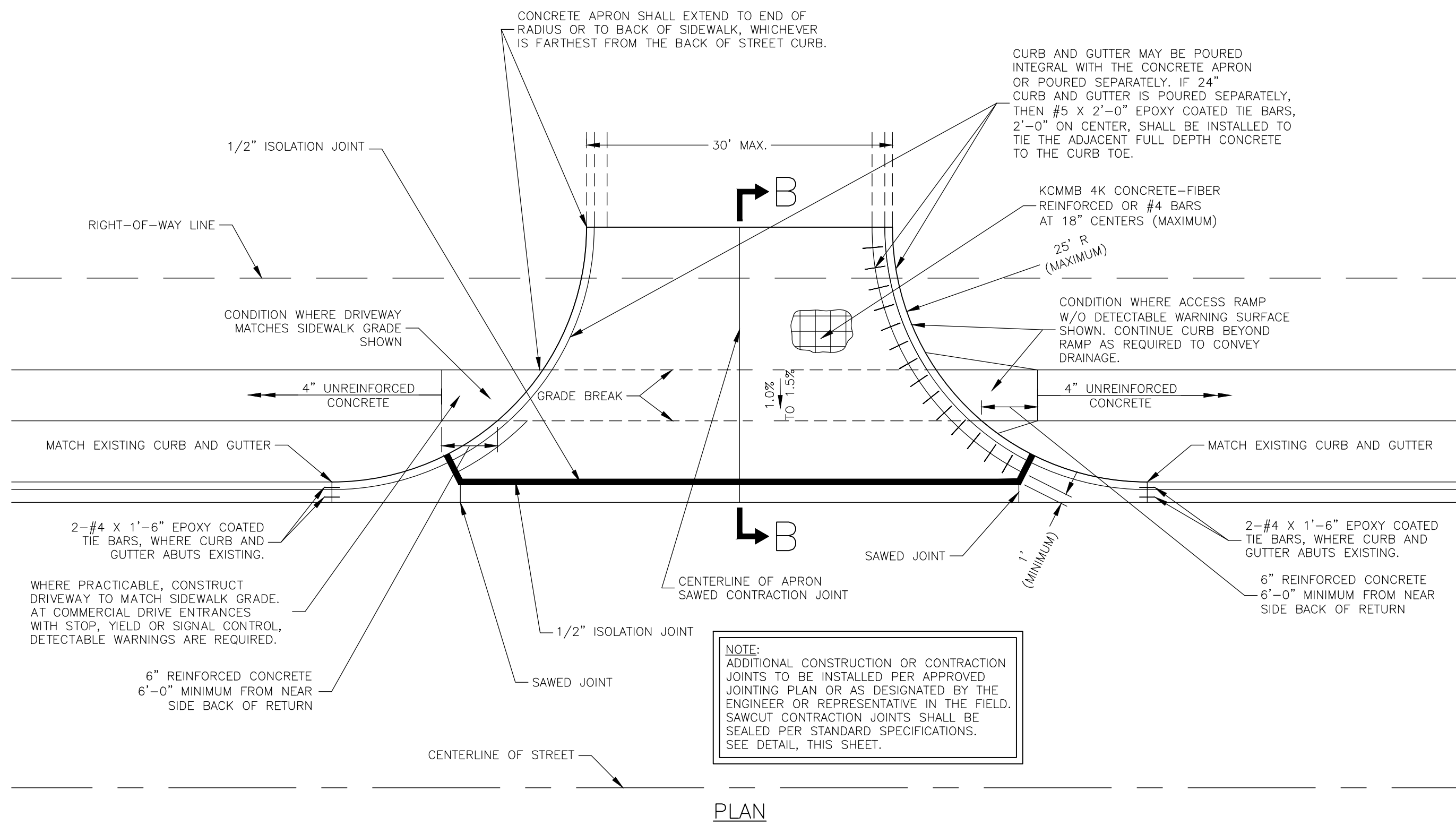
DATE	BY	REVISION
04-01-25	LJM	REPLACES ALL PREVIOUS VERSIONS OF CONCRETE DRIVEWAY DETAILS
04-01-24	LJM	REPLACES ALL PREVIOUS VERSIONS OF CONCRETE DRIVEWAY DETAILS




STANDARD DETAILS FOR
CONCRETE RESIDENTIAL DRIVEWAYS

DAVID P. CRONIN
CITY ENGINEER

CRAIG S. OWENS
CITY MANAGER



2025 EDITION			SHEET _____ OF _____	
DATE	BY	REVISION		
04-01-25	LJM	REPLACES ALL PREVIOUS VERSIONS OF CONCRETE DRIVEWAY DETAILS		
04-01-24	LJM	REPLACES ALL PREVIOUS VERSIONS OF CONCRETE DRIVEWAY DETAILS		
<div></div>				
STANDARD DETAILS FOR CONCRETE COMMERCIAL DRIVEWAYS				
DAVID P. CRONIN			CRAIG S. OWENS	
CITY ENGINEER			CITY MANAGER	