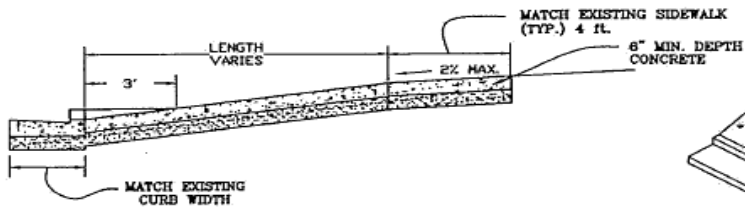


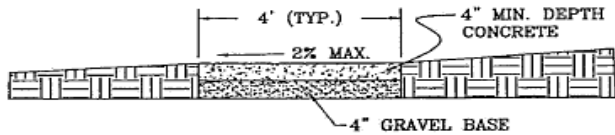


DRIVEWAY APRON GUIDE

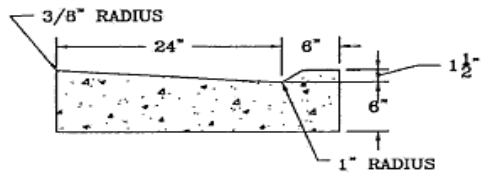
CITY OF RIPON
PUBLIC WORKS DEPARTMENT



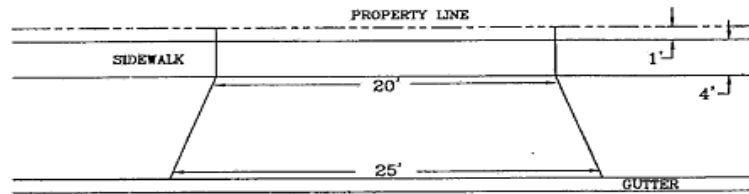
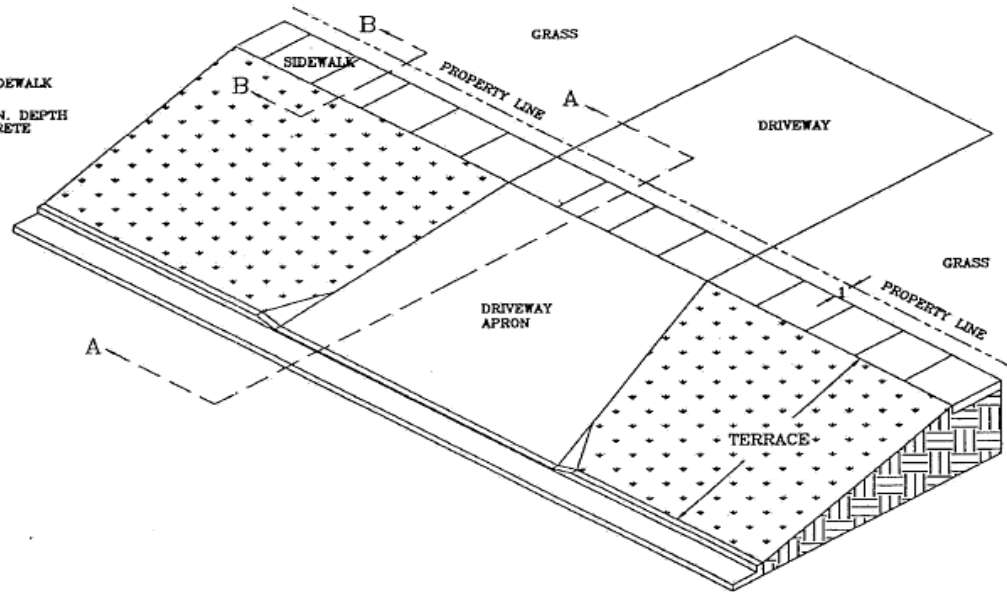
SECTION A-A



SECTION B-B
TYPICAL SIDEWALK SECTION



DEPRESSED CURB & GUTTER



STREET
PLAN VIEW

NOTES

- DRIVEWAY APRONS & SIDEWALKS MUST BE PRE-INSPECTED BEFORE ANY CONCRETE CAN BE POURED.

CITY OF RENO
Engineering Dept.

Drawn By: DAS Date: 2/17/98
Check By: Scale:
FILE NAME: D:\P18\WIN\DRY.DWG
JOB DATE: REGION

STANDARD DETAILS
DRIVEWAY APRON
& SIDEWALK

SIDEWALKS

- Sidewalks are to be at least four foot wide
- Sidewalks should be located one foot from the property line.
- Sidewalks should slope towards the street at a rate of 1 inch for 4 foot of width.
- Sidewalks should be 4 inch thick concrete. Reinforcing wire is not needed.
- Sidewalks through a driveway must be 6 inch thick concrete.

Do I Have To Do Anything Special For The Driveway?

Here are the standards –

RESIDENTIAL DRIVEWAY

- A residential driveway can only be 20 feet wide at the property line.
- It cannot be wider than 25 feet at the curb line.
- The driveway must be at least forty feet from the corner.
- You must have adequate sight distance – if you are not sure, the City will help you determine this.
- Concrete driveway aprons are required where curb and gutter exist.
- The apron should be constructed to provide a sidewalk area one-foot off the property line, and four foot wide. A drawing is provided to clarify this.
- The concrete should be six inches thick. Reinforcing wire is not necessary.
- The curb may only be cut by saw companies with truck mounted saws. Gas power cut off saws will not be allowed. Director of Public Works will have final say if sawed curb is acceptable.
- Curb must be removed to the next joint unless it is possible to save at least five foot of the existing curb.

YOU MUST CALL PUBLIC WORKS FOR INSPECTION BEFORE YOU POUR CONCRETE. CALL 748-4909 AT LEAST 24 HOURS AHEAD.

What About Commercial Or Institutional Driveways?

Commercial and institutional driveways have slightly different requirements for spacing and size. You can discuss these with the Department of Public Works; call 748-4909.

CITY OF RIPON GUIDE TO PERMITS FOR DRIVEWAY APRONS & SIDEWALKS

This guide is based on Ripon Municipal Code Section 15.18. The Code is the standard that will be upheld in case of discrepancy.

Who Must Apply?

Any person who wants to construct, reconstruct, repair, alter, or grade any, curb, curb-cut, or driveway apron on the public right-of-way. A fine of thirty-five dollars per day will be imposed for not meeting the requirements of this chapter. Fines shall be added to the property's annual assessment by the City Administrator, and listed on said notices as "non-driveway ordinance compliance fee".

(Section 15.18.020)

What Is Needed For An Application?

An applicant for a permit shall file with Public Works an application showing:

1. Name and address of the owner, or agent in charge, of the property where the work is proposed;
2. Location of the work area;
3. Attached plans (sketch) showing details of the proposed alteration;
4. The fee is per the fee schedule. Sidewalks are exempt from the fee.
5. Such other information as Public Works shall find reasonably necessary to the determination of whether a permit should be issued.

(Section 15.18.030)
