General Design Requirements for Residential Driveways

Effective May 1, 2001
Revised April 1, 2004
Revised April 3, 2019

In order to construct or reconstruct a residential driveway in the Town of Truckee, a driveway permit application must be submitted in the form of a site plan indicating all construction details. A permit is not required for driveway AC overlays, slurry seal applications or any other modifications that do not include changes to the existing driveway grade. Outlined below are general design requirements for residential driveways paraphrased from section 4.07 of the Town of Truckee Public Improvement and Engineering Standards. For further information please refer to the Engineering Standards or contact the driveway/encroachment inspector in the Engineering Department.

Dimensions and Location

Only one driveway shall be permitted for each parcel of two acres or less unless otherwise approved by the Town Engineer. Within the right-of-way the driveway width shall be 12-foot minimum and 24-foot maximum (not including radii). *The Tahoe Donner Architectural Association requires a width ≤ 20-feet at the property line*. The driveway radii (or taper) located at the interface between the roadway and new driveway shall be 3-foot minimum and 6-foot maximum. The driveway shall remain within the limits of the side lot lines extended to the roadway being encroached upon unless otherwise approved by the Town Engineer or designee. Within the right-of-way the driveway shall encroach at a 90º-angle (±) 30º to the roadway being encroached. Driveways shall not be located within 50-feet of a roadway intersection. No driveway shall be allowed within 5-feet of a side property line unless shared driveways are approved.

Grades

Residential driveway grades within the right-of-way (offsite) shall be 2% minimum and 6% maximum unless otherwise approved by the Town Engineer or designee. The existing roadway cross-slope shall extend 2-feet beyond the edge of pavement into the new driveway (see transition detail). Driveway grades on private property (onsite) shall be 16% maximum. The Department strongly suggests that modest grades be designed and constructed in parking areas and within pedestrian ingress/egress. If a driveway is constructed and is comprised of grades exceeding the Town Engineering Standards or grades approved by the Town Engineer, then the driveway will not be “finaled” until the approved grades are constructed. The Engineering Department will not seek approval from the Fire Department in order to final a driveway comprised of grades exceeding Town Engineering Standards. Driveways in excess of 11% are encouraged to have hydronic heating outside of the right-of-way.

Side Slopes / Cut and Fill

Driveway cut and fill side slopes shall not exceed a slope of 2:1 if earth faced and 1:1 if rock faced (horizontal:vertical). Slopes greater than 1:1 shall have proper engineering and documentation prior to permit issuance. The top of a cut slope shall have a minimum separation distance from a side property line equal to one-fifth of the vertical height of the cut with a minimum of 2-feet and a maximum of 10-feet. The toe of a fill slope shall have a separation distance from a property side equal to one-half of the vertical height of the fill with a minimum of 2-feet and a maximum of 20-feet.

Obstacles in the Right-Of-Way

Any obstacle in the right-of-way, such as rock and railing, which protrude above the existing road grade, shall remain a minimum distance of 10-feet from edge of pavement or 4-feet from back of asphalt curb. The Engineering Department would prefer that concrete retaining walls for bridged driveways are not constructed within the right-of-way and the Department urges designers to explore alternative designs. Retaining walls will not be permitted within the right-of-way that does not have a minimum separation of 10-feet from the edge of existing pavement, and that propagate above the grade of the existing roadway. Contact the Engineering Department for residential bridge design options. Trash enclosures shall be located outside of the right-of-way on private property.

Construction Materials

The driveway shall have a minimum structural section of 2-inches of asphalt concrete pavement over 4-inches of Class II aggregate base compacted to 95% relative density. Concrete driveways shall not be allowed in the right-of-way where there are no existing concrete curbs and gutters. Pavers shall not be permitted within the right-of-way. Structural earth fill shall be emplaced to 90% relative compaction in lifts no greater that 18-inches in thickness.

Emergency Access and Egress

Driveways shall be designed to meet the most current California Board of Forestry and Fire Protection SRA Fire Safe Regulations (See California Code of Regulations, Title 14 Natural Resources, Division 1.5 Department of Forestry Chapter 7 - Fire Protection, Subchapter 2 SRA Fire Safe Regulations, Article 2. Emergency Access and Egress), including turnout and turnaround requirements and vehicle design loads.

Access and Snow Storage Easements

Access easements located in Tahoe Donner are designed for allowing property owners to safely access their lot and are shared among the owners incorporated within the easement. The easement cannot be blocked off in any matter and cannot be used for parking by any of the owners of the properties incorporated in the easement. A 400-foot square area needs to be allotted within the applicant's property for parking that does not lie within the easement. The driveway shall not cover more than 50% of the snow storage easement. Parking is not allowed in the snow storage easement.

A site plan must be submitted for review by the Engineering Department prior to issuance of a residential driveway permit. The site plan must include the following information:

- Label driveway centerline from roadway centerline to parking structure (area).
- Label all driveway grades in the right-of-way (offsite) and on private property (onsite), including the grades through the transition (see transition details).
- Label all driveway side slopes, including slope and covering materials.
- Label the top of cuts and the toe of fills to show construction limits.
- Label driveway width and radii in the right-of-way.

IF THE DRIVEWAY GRADE IS STEEPER THAN 10%, PROVIDE A CENTERLINE PROFILE AND CROSS SECTION AT THE PROPERTY LINE.

- ❑ **Centerline Profile: (See attached example)**

  - Show existing ground and finish grades along driveway centerline from the roadway centerline to the garage or parking pad. Label the station and elevation of the driveway centerline at; (A) roadway centerline, (B) edge of roadway, (C) edge of shoulder, (D) right-of-way/property line and (E) garage slab/parking pad.

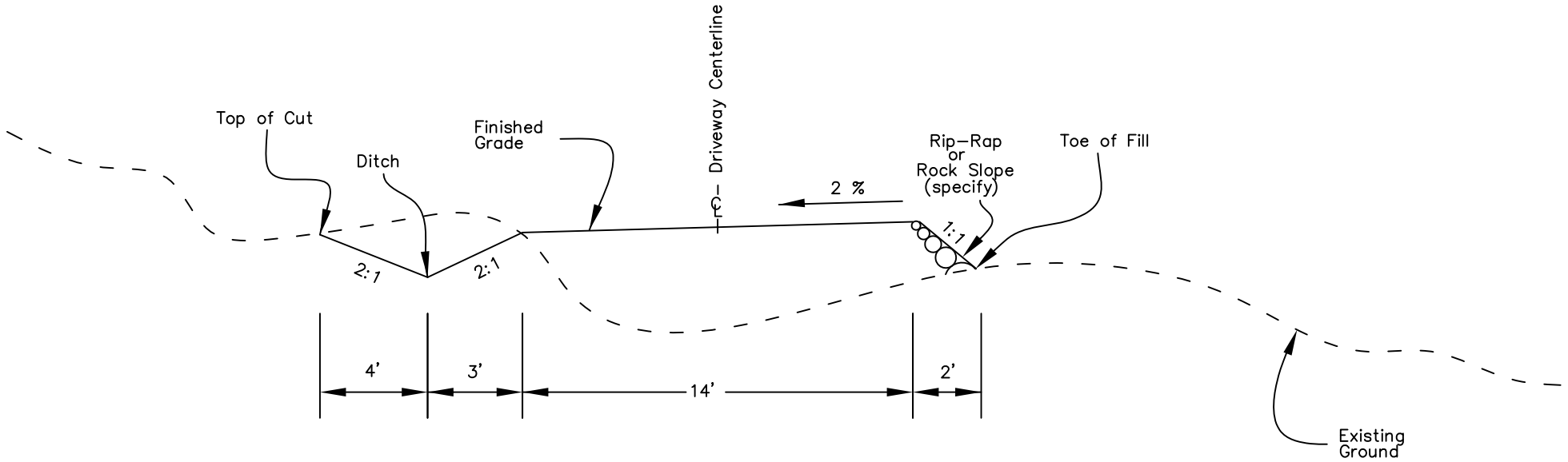
  - Label all driveway grades in the right-of-way (offsite) and on private property (onsite), including the grades through the transition (see transition details).

- ❑ **Cross Section at right-of-way/property line: (See attached example)**

  - Show existing ground and finished grade of driveway. Label driveway centerline, driveway width and driveway cross slope(s).

  - Label driveway side slopes and construction limits (top of cut and toe of fill).

If you have any questions or comments regarding the residential driveway permit process or requirements please contact Engineering at; (530) 582-7700



SECTION A–A
DRIVEWAY CROSS SECTION AT RIGHT–OF–WAY

Scale: 1" = 5'

General Notes

1. Label driveway width, cross slope and centerline.

2. Label driveway side slopes and construction limits.

3. A geotechnical report and engineering design is required for earth slopes greater than 2:1(H:V).

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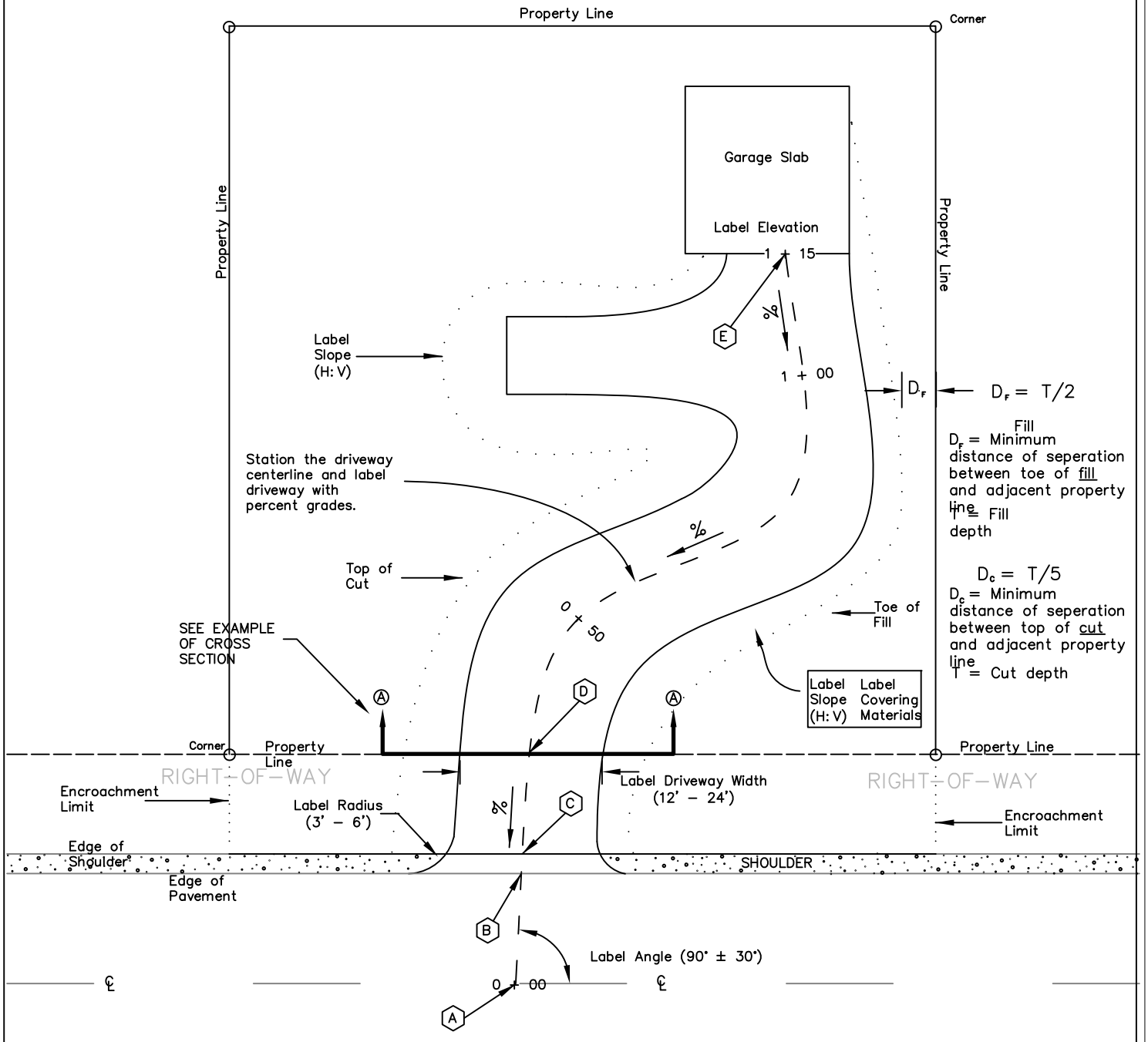
SITE PLAN

Scale: 1" = 20'



ELEVATION POINTS

- (A) Roadway Centerline
- (B) EP (edge of pavement)
- (C) Edge of Shoulder
- (D) Property Line
- (E) Garage slab or parking elevation

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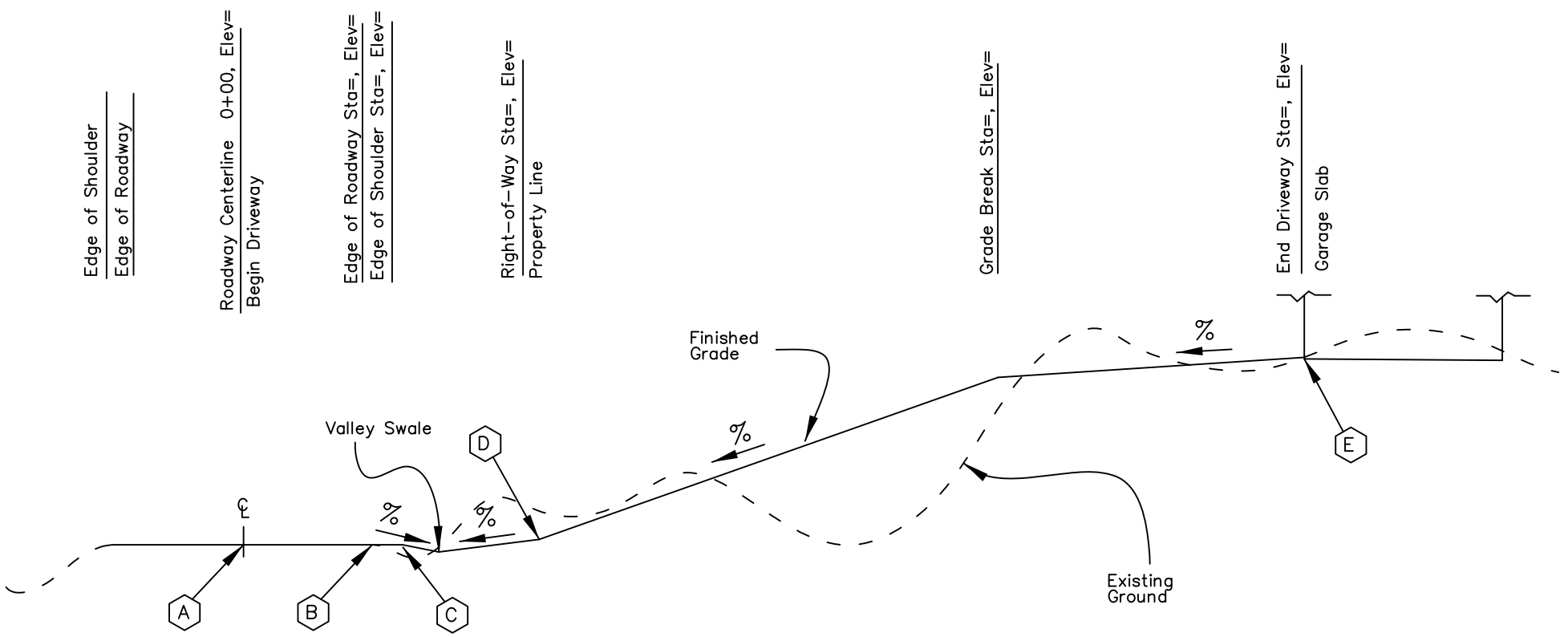

CENTERLINE PROFILE

Asending Parcel

Scale: Horizontal 1"=20'
Vertical 1"=10' or 1"=20'

General Notes

1. Label the station and elevation of points A through E.

2. Label the driveway grade between each grade break, as a percent (%).

3. See transition detail sheet for valley swale specifications.

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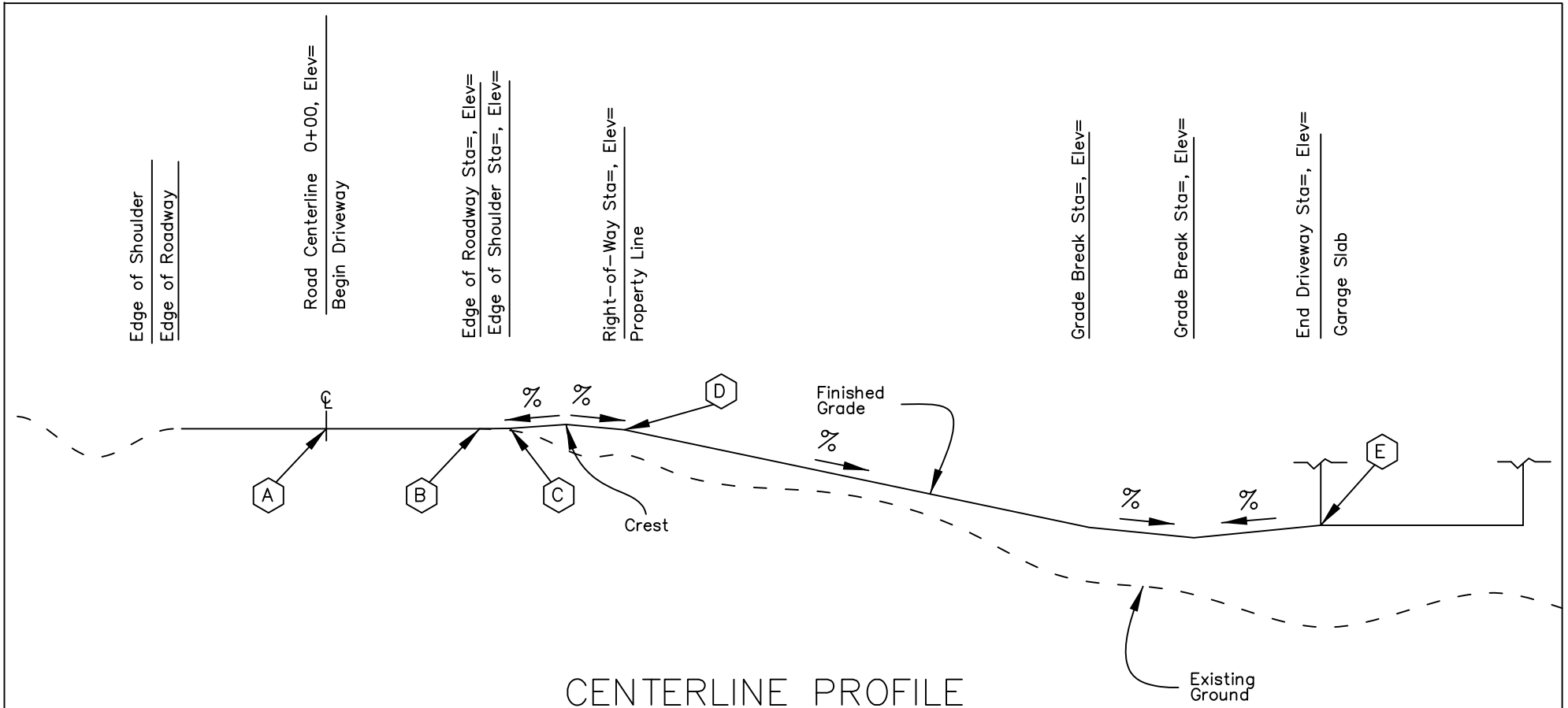
Established 1863 Incorporated 1993



CENTERLINE PROFILE

Decending Parcel

Scale: Horizontal 1"=20'

Vertical 1"=10' or 1"=20'

General Notes

1. Label the station and elevation of points A through E.

2. Label the driveway grade between each grade break, as a percent (%).

3. See transition detail sheet for crest specifications.

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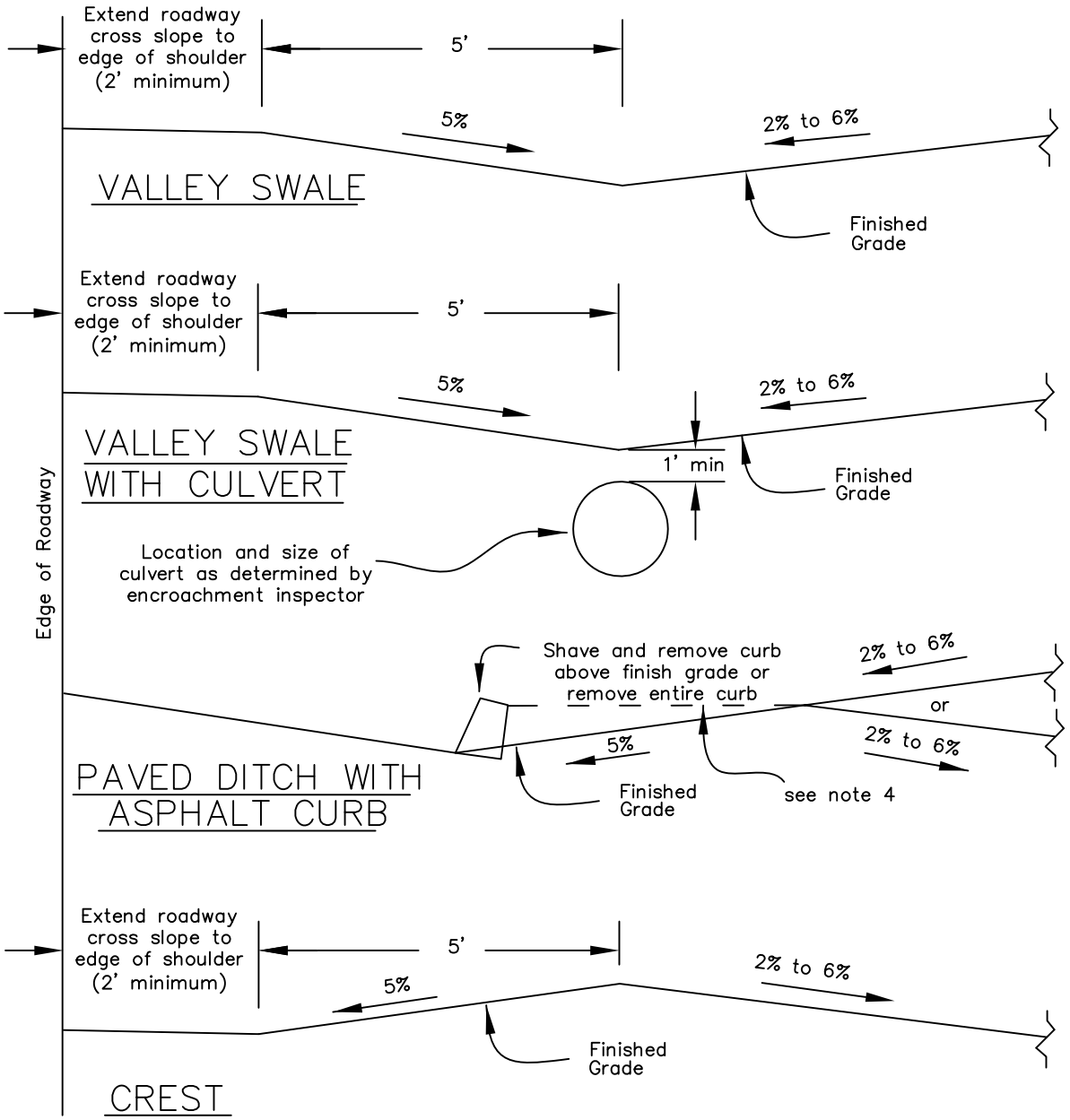
TRANSITION DETAILS

Scale: 1" = 2'



General Notes

1. Culvert shall be High Density Polyetheylene (HDPE) or CMP.

2. Culvert size shall be a minimum of 15" in diameter, 18" if CMP. If the minimum amount of cover cannot be met (1–foot) use ""swash" pipe.

3. Headwalls may be required by encroachment inspector for culverts where site conditions dictate.

4. Form curb along edges of driveway to top elevation of roadside curb.

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