

CITY of CRYSTAL

COMMUNITY DEVELOPMENT DEPARTMENT

4141 Douglas Drive North

Crystal, MN 55422

Telephone: 763-531-1000 / Fax: 763-531-1188

www.crystalmn.gov

Deaf and Hard of Hearing callers should contact the Minnesota Relay Service at 1-800-627-3529 V/TTY or call 711

CURB CUTS FOR SINGLE FAMILY AND TWO FAMILY RESIDENCES

If you have questions, please contact a Customer Service Representative at 763-531-1000

The information in this pamphlet is not meant to cover all guidelines and requirements of city code. You should contact the city about required permits and specifications before beginning any project.

ADDING, REMOVING, OR RECONSTRUCTING ANY PAVEMENT REQUIRES A PERMIT.

If the work involves modifying the curb along the street, then a right-of-way permit is required.

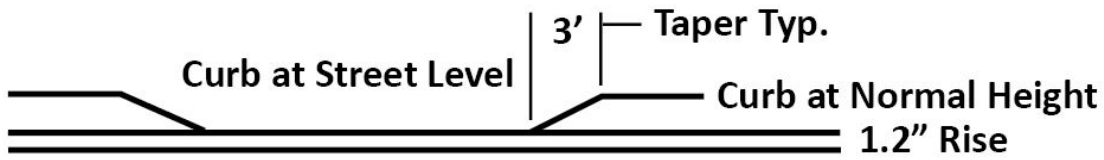
If the work involves driveway and curb, then a driveway permit and a right-of-way permit are required.

If the work does not involve modifying the curb along the street, or if no curb is present, then a right-of-way permit is not required. However, a driveway permit is required. Please refer to the, *Driveways for Single-Family and Two-Family Residences*, handout for more information.

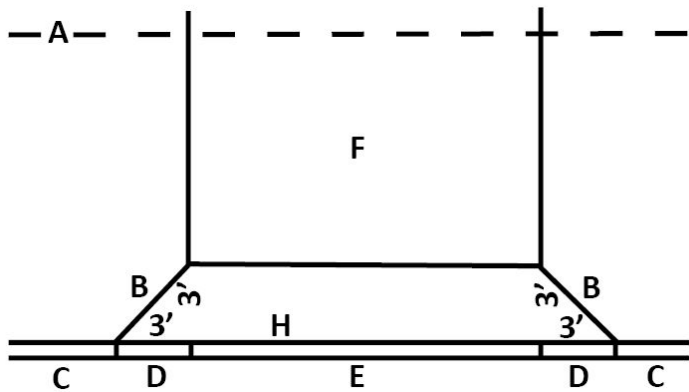
CURB CUT PERMIT SPECIFICATIONS:

1. A \$1000 escrow deposit is required by the city in addition to the Public Works Right-Of-Way permit fee. The escrow will be collected at the same time as the permit fee and will only be released upon the city's Engineering staff finding that any modifications to the curb have been satisfactorily completed.
2. If the curb work is on a county road, you must also secure a curb cut permit from the Hennepin County Transportation Department (612-596-0355) in addition to the city permit. In such cases, the city does not require the escrow deposit.
3. The curb cut width must match the existing driveway width, but it also cannot exceed the maximum driveway width allowed by city code. Therefore, if an existing driveway exceeds the maximum width allowed by city code, it must be brought into compliance as part of the curb cut work. Please refer to the, *Driveways for Single-Family and Two-Family Residences*, handout for more information.
4. If a sidewalk is present, then a concrete apron is required up to and including the sidewalk. The city's Engineering staff will set the grades and inspect the work before and after the concrete is poured.
5. If no sidewalk is present, then no apron is required. However, the boulevard portion must be hard surfaced with either concrete or bituminous pavement, even if the portion of the driveway on private property is a lawfully non-conforming gravel driveway.
6. Design and material standards are attached. Questions should be directed to the city's engineering staff at 763-531-1161.

TYPICAL SECTION AT CURB:

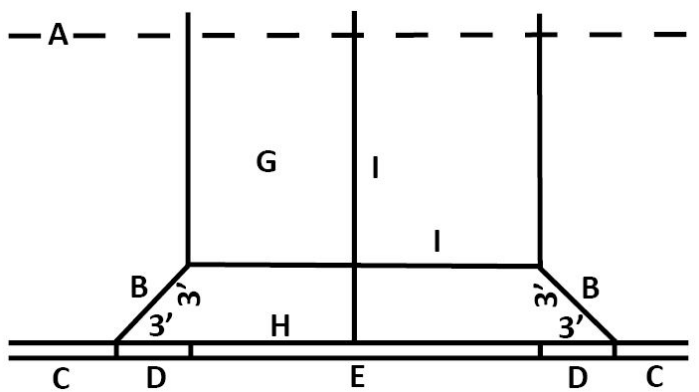


PLAN VIEW: BITUMINOUS DRIVEWAY, NO SIDEWALK



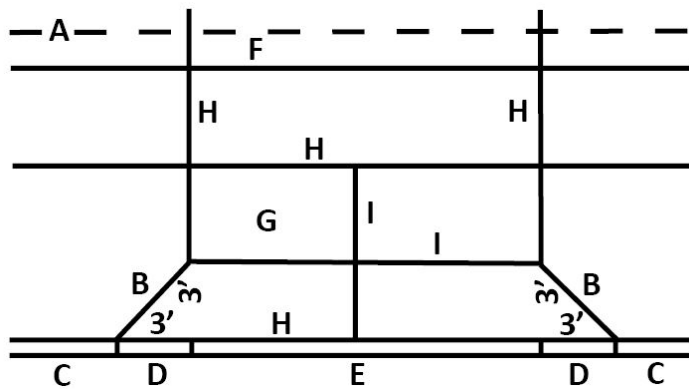
- A. LOT LINE. Boundary between private property and street easement or right-of-way.
- B. TRANSITION TAPERS (3' X 3'). These are required to facilitate turning movements where the driveway joins the street.
- C. CURB AT NORMAL HEIGHT.
- D. TRANSITION AREA (where curb drops down from normal height to street level).
- E. CURB AT STREET LEVEL.
- F. BITUMINOUS PAVEMENT.

PLAN VIEW: CONCRETE DRIVEWAY, NO SIDEWALK



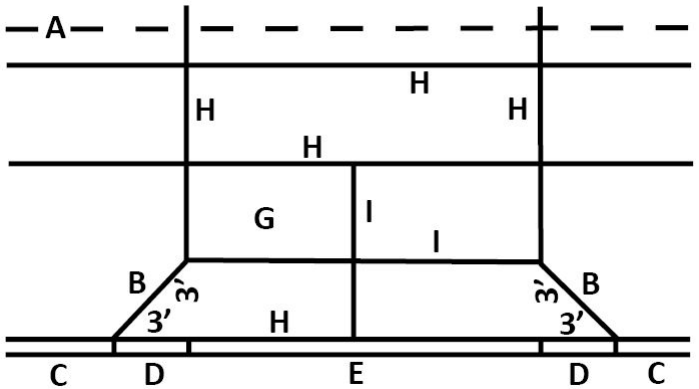
- A. LOT LINE. Boundary between private property and street easement or right-of-way.
- B. TRANSITION TAPERS (3' X 3'). These are required to facilitate turning movements where the driveway joins the street.
- C. CURB AT NORMAL HEIGHT.
- D. TRANSITION AREA (where curb drops down from normal height to street level).
- E. CURB AT STREET LEVEL.
- F. BITUMINOUS PAVEMENT.
- G. CONCRETE PAVEMENT.
- H. EXPANSION JOINT.
- I. CONTRACTION JOINT.

PLAN VIEW: BITUMINOUS DRIVEWAY WITH SIDEWALK



- A. LOT LINE. Boundary between private property and street easement or right-of-way.
- B. TRANSITION TAPERS (3' X 3'). These are required to facilitate turning movements where the driveway joins the street.
- C. CURB AT NORMAL HEIGHT.
- D. TRANSITION AREA (where curb drops down from normal height to street level).
- E. CURB AT STREET LEVEL.
- F. BITUMINOUS PAVEMENT.
- G. CONCRETE PAVEMENT.
- H. EXPANSION JOINT.
- I. CONTRACTION JOINT.

PLAN VIEW: CONCRETE DRIVEWAY WITH SIDEWALK



- A. LOT LINE. Boundary between private property and street easement or right-of-way.
- B. TRANSITION TAPERS (3' X 3'). These are required to facilitate turning movements where the driveway joins the street.
- C. CURB AT NORMAL HEIGHT.
- D. TRANSITION AREA (where curb drops down from normal height to street level).
- E. CURB AT STREET LEVEL.
- F. BITUMINOUS PAVEMENT.
- G. CONCRETE PAVEMENT.
- H. EXPANSION JOINT.
- I. CONTRACTION JOINT.

ALL BITUMINOUS PAVEMENT SHALL BE NO LESS THAN 2½" TYPE-41 WEAR COURSE ON 6" CLASS 5 AGGREGATE BASE. ALL CONCRETE PAVEMENT SHALL BE NO LESS THAN 6" THICK ON 4" GRANULAR BASE. QUESTIONS SHOULD BE DIRECTED TO THE CITY'S ENGINEERING STAFF AT 763-531-1161.