



## CITY OF NORTH MANKATO

### Private / Public Sidewalks and Driveways

This handout serves a brief overview on requirements for the replacement of private sidewalks, public sidewalks and residential driveways and is not intended as a complete list of requirements.

- ❖ Building permits are required for the replacement of private/public sidewalks and driveways.
- ❖ ***If a registered contractor is hired to complete the project, have them take out any and all required permits!***
- ❖ A completed Building Permit Application shall be submitted and approved prior to commencing with the replacement of any sidewalk or driveway.

#### Sidewalks:

- **Private Sidewalks:** Replacement of private sidewalks shall comply with current City Code side yard setback requirements when removed completely and replaced, not repaired. Setback requirements for areas in the City of North Mankato are as follows:

##### Valley

Side setback-5'-0"

##### Hilltop

Side setback-10'-0"

- When a private sidewalk abuts any stairway, the riser height from the sidewalk to the top of the bottom step shall not exceed the other risers within the stairway by more than 3/8".

- **Public Sidewalks:** Replacement of any public sidewalk may be eligible for partial reimbursement. Contact a City of North Mankato inspector to schedule an inspection of the public sidewalk to verify if any or all portions of the sidewalk qualifies for the reimbursement program. Criteria and instructions for the sidewalk reimbursement program can be provided by contacting the City of North Mankato.
  - Property owner or contractor must apply for a building permit prior to any public sidewalk improvements.
  - If a water curb stop valve is placed in the sidewalk, it shall be verified for operation by the Building Inspections Department. Operation shall be verified prior to installing and compacting aggregate base. If the valve is inoperable, the Water Department must be contacted to see if they can operate it. If the Water Department is unable to operate the valve, the curb stop shall be excavated, and a new curb stop and/or valve shall be installed. **Remember this particular requirement when estimating projects so that the homeowner is aware of this potential extra charge.** We will do everything in our power to operate the valve prior to requiring the curb stop/valve replacement.
  - A cast iron curb stop casting is required to be installed over the curb stop prior to pouring. The cost of the cast iron curb stop casting is the contractor's or owner's responsibility. The correct casting can be purchased at Blaschko Building Supply Company. It is not required that the casting come from Blaschko's, **but the cost of the**

**casting shall be verified and included in the homeowner's estimate.** Refer to the attached diagram of the required casting.

- Property owner or contractor must schedule a pre-pour inspection with a City Inspector. The pre-pour inspection shall be completed after any tree roots have been removed, the forms have been installed, the base has been compacted, and prior to concrete placement.
- Property owner or contractor must schedule a final inspection with a City Inspector. The final inspection shall be scheduled after the forms have been removed, the edges of the sidewalk have been backfilled, and final grade has been completed.
- Sidewalk minimum thickness shall be 4". When the sidewalk is part of the driveway approach, it shall be 6" thick.

### **Driveways:**

### **DRIVEWAYS WHICH ARE INSTALLED OUT OF COMPLIANCE WITH CITY CODE WILL BECOME THE RESPONSIBILITY OF THE CONTRACTOR/OWNER TO CORRECT AT THEIR EXPENSE!**

- **All driveways shall conform to the required side yard building setbacks for the district it is within.**

#### **Valley**

Side setback-5'-0"

#### **Hilltop**

Side setback-10'-0"

- **Maximum** curb cut widths, which extends from the curb to the property line are as follows:

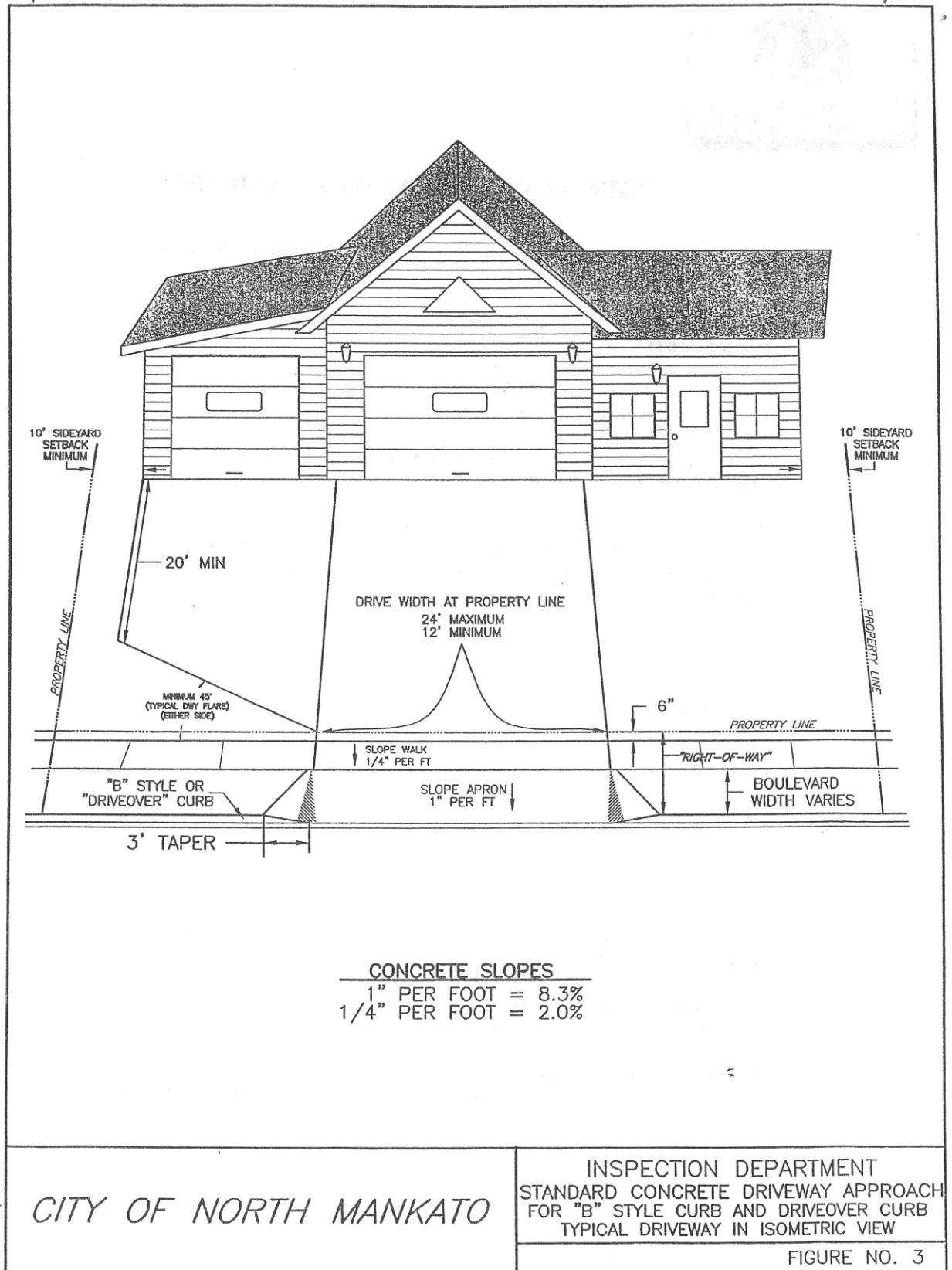
- Residential Interior Lots--If lot dimension is less than 80'-0"=24'-0"  
If lot dimension is 80'-0" or greater=30'-0"
- Residential Corner Lots--If lot dimension is less than 80'-0"=24'-0"  
If lot dimension is 80'-0" or greater=30'-0"
- Residential Cul-de-Sac Lots—24'-0" regardless of lot dimension
- Commercial/Business—36'-0"
- Industrial—50'-0"

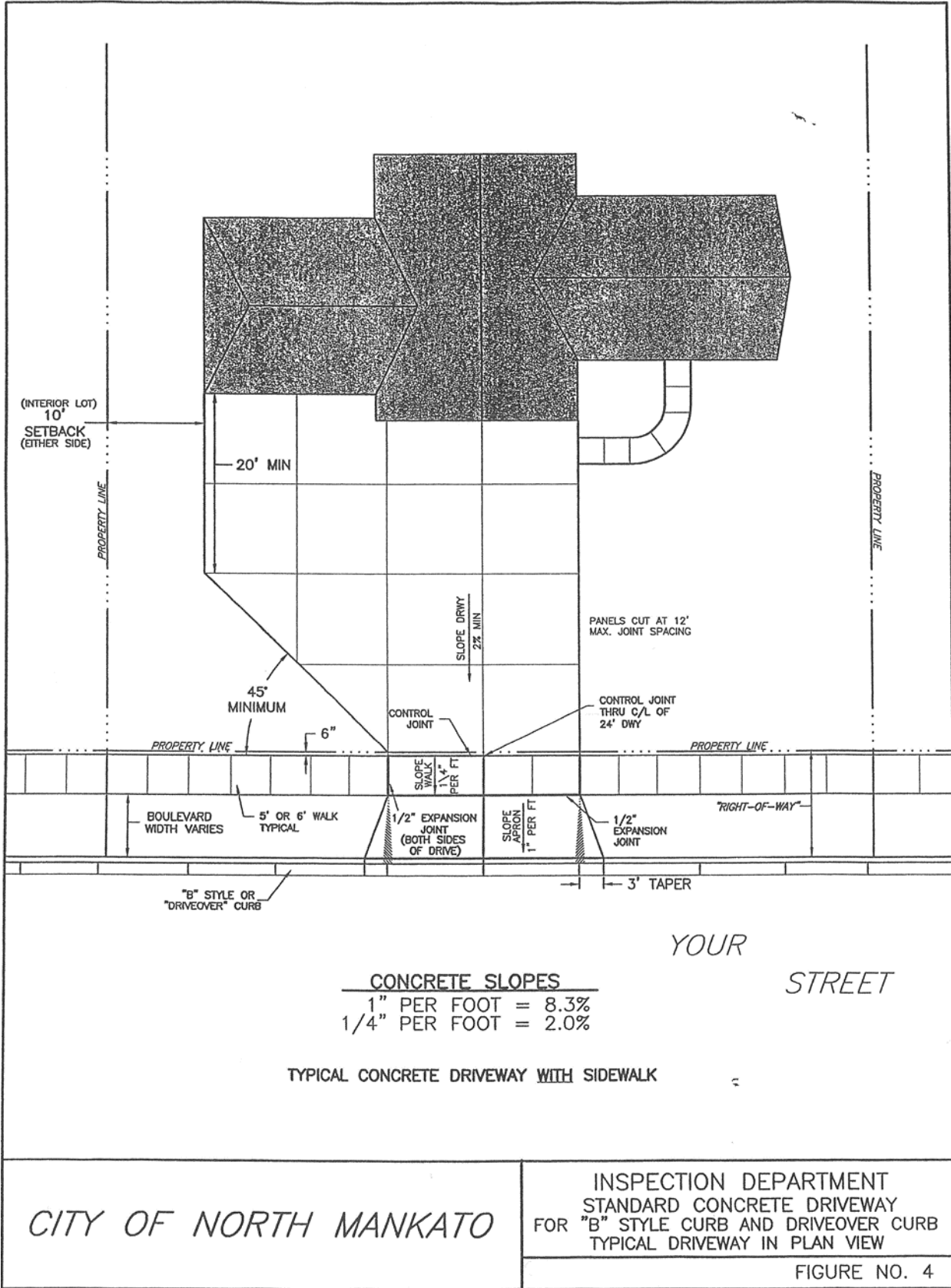
- **Minimum** width of all residential driveways at the property line shall be 12'-0"

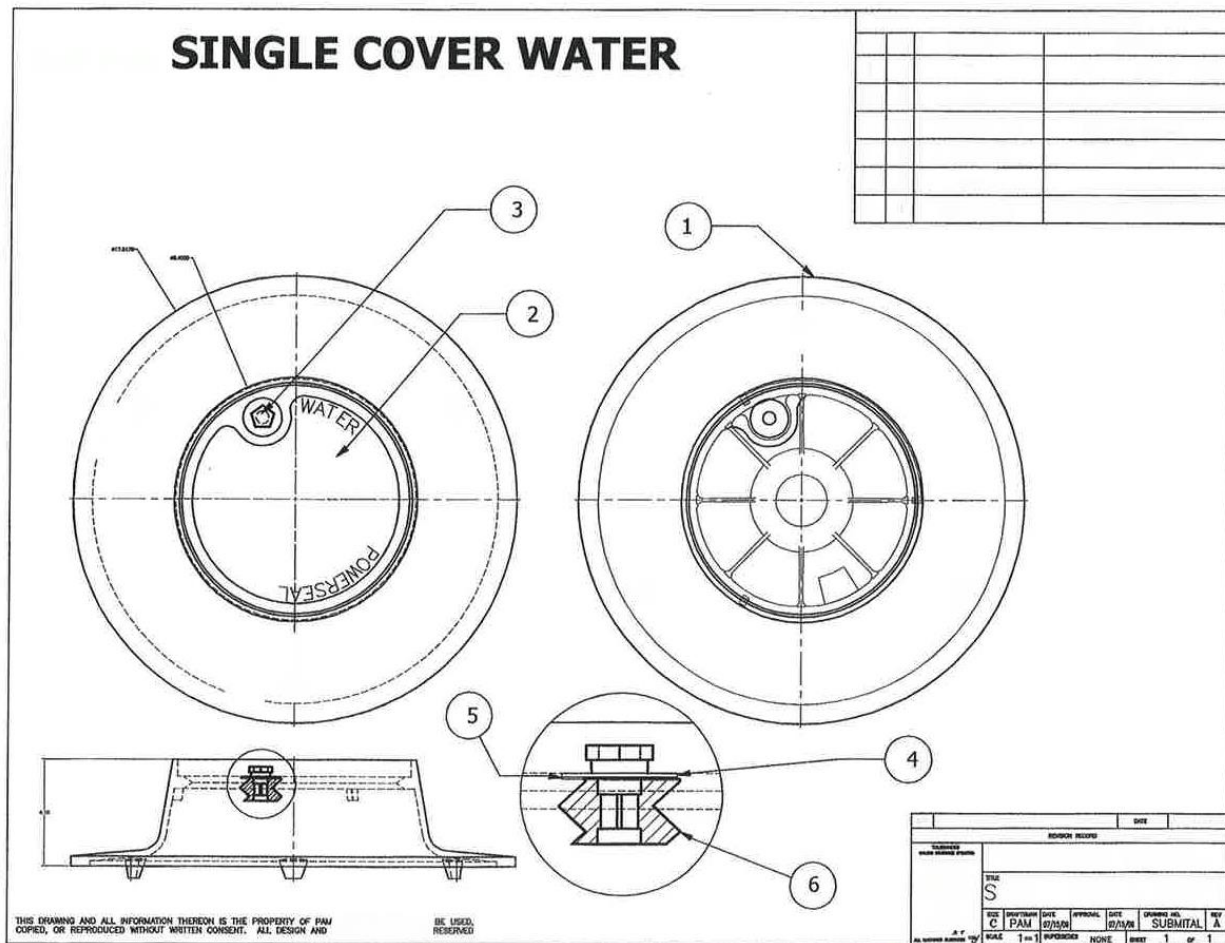
- **Residential Driveways**

- Any non-compliant driveways that are removed will have to meet current city code setback and width requirements when replaced. Contact a city inspector prior to removing any portions of the existing driveway to schedule a site visit and discuss possible options. There is a possibility that an existing driveway may not be able to be replaced to its current dimensions or configuration.
- Driveway minimum thickness is 4" from the garage to the property line.
- Driveway portion that is in the "Right-of-Way" (approach and sidewalk area; approximately the first 10'-0" of driveway) shall be a minimum of 6" thick.
- Driveway aprons on streets that do not have sidewalks need to be laid out as if a five or six foot wide sidewalk did exist.

- The driveway, sidewalk, and apron need to be separate pours with detailed expansion joints and control joints.
- Do not cut or remove any street asphalt. Pour the curb cut using the street asphalt as a form/guide. If the asphalt in the street falls apart when the curb is removed, personnel with the Public Works Department shall be contacted to make a site visit and determine the best solution to the problem prior to disturbing any more asphalt. Public Works contacts include Bryan Bode (507-327-6384) and Luke Arnold (507-345-5570).
- A 3'-0" taper of the curb is required on each side of the driveway approach (refer to attached Figure 4). Radiuses at the end of the driveway are not acceptable.
- Rebar dowels shall be installed into the existing curb/gutter at both ends of the driveway approach. One shall be inserted into the curb portion, two into the gutter portion. Size of the rebar shall not be smaller than #4.
- All rebar shall be supported or have the supports laying adjacent to the installed rebar in anticipation that they will be installed under the rebar during the pour.
- If a water curb stop valve is placed in the driveway, it shall be verified for operation by the Building Inspections Department. Operation shall be verified prior to installing and compacting aggregate base. If the valve is inoperable, the Water Department must be contacted to see if they can operate it. If the Water Department is unable to operate the valve, the curb stop shall be excavated, and a new curb stop and/or valve shall be installed. **Remember this particular requirement when estimating projects so that the homeowner is aware of this potential extra charge.** We will do everything in our power to operate the valve prior to requiring the curb stop/valve replacement.
- A cast iron curb stop casting is required to be installed over the curb stop prior to pouring. The cost of the cast iron curb stop casting is the contractor's or owner's responsibility. The correct casting can be purchased at Blaschko Building Supply Company. It is not required that the casting come from Blaschko's, **but the cost of the casting shall be verified and included in the homeowner's estimate.** Refer to the attached diagram of the required casting.
- Houses with attached garages are required to provide a minimum of 20'-0" of driveway perpendicular to the face of the garage. Also, no less than a 45° angle will be allowed extending from the main driveway to an additional stall (refer to attached Figure 4).
- **Inspections:**
  - **Pre-pour:** A pre-pour inspection shall be completed after all the forms are in place, the base material has been compacted, expansion joint material has been installed, and any rebar has been installed and supported, prior to any concrete placement. If a curb stop valve is present within the driveway area, call for an inspection of the valve either prior to removal of the existing driveway material or prior to installing the base material.
  - **Final:** A final inspection shall be completed after the forms have been removed and the edges of the concrete have been backfilled and final grade has been re-established.







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