

COMMERCIAL DRIVE APPROACH GENERAL NOTES

- NOTES:**
1. COMMERCIAL TYPE DRIVE APPROACHES AND TURN-OUTS (I.E. FOR BUSINESS PROPERTY) REQUIRE CITY TRAFFIC APPROVAL.
 2. WHEN CONSTRUCTING DRIVE AT EXISTING CURB, CURB MUST BE SAWED. IF THE RADIUS RETURN IS WITHIN 3 FT. OF AN EXISTING JOINT, THE EXISTING CURB AND GUTTER SHALL BE REMOVED AND REPLACED TO THE NEXT EXISTING JOINT.
 3. ON CONCRETE STREETS: EXPANSION JOINT WITH DOWELS 3/4 IN. Ø X 24 IN. LONG SMOOTH DOWEL BARS WITH 3/4 IN. Ø PVC PIPE SLEEVE WITH CAPPED END. (REF ST-9)
 4. EXPANSION JOINT: 2 EACH 3/4 IN. Ø X 24 IN. LONG SMOOTH DOWEL BARS WITH 3/4 IN. Ø PVC PIPE SLEEVE WITH CAPPED END. WHEN ADDING TO EXISTING DRIVE APPROACH, JOINT MUST BE SAW-CUT. REF. ST-9 FOR ADDITIONAL REQUIREMENTS.
 5. EXPANSION JOINT WITH 3/4 IN. Ø X 24 IN. LONG SMOOTH DOWEL BARS WITH 3/4 IN. Ø PVC PIPE SLEEVE WITH CAPPED END AT 36 IN. OC. (REF ST-9)
 6. THE DRIVEWAY SLOPE IN THE FIRST 10 FEET FROM THE GUTTER LINE SHALL BE A MAXIMUM OF 5%. THE SLOPE MAY RISE AN ADDITIONAL 5% OR FALL A MAXIMUM OF 6% IN THE SECOND 10 FEET. THROUGH DRIVE APRON AT EXISTING OR FUTURE SIDEWALKS, MAX SLOPE SHALL BE 1.5%
 7. A LONGITUDINAL CONTRACTION JOINT SHALL BE PLACED AT CENTERLINE OF ALL DRIVEWAYS AND ADDITIONAL LONGITUDINAL CONTRACTION JOINTS SHALL BE PLACED, EXCEPT FOR ALLEY OF 20 FT. OR NARROWER, SPACED EQUALLY AT 10 FT. MAXIMUM SPACING.
 8. SEE ST-4 STANDARD ALLEY SECTION FOR ADDITIONAL INFORMATION WHEN CONNECTING TO A COMMERCIAL ALLEY.
 9. SIDEWALK: SEE CODE OF ORDINANCES FOR REQUIREMENTS OF SIDEWALK.
LOCATIONS WITHIN THE CODE OF ORDINANCES OF MINIMUM REQUIRED WIDTHS OF SIDEWALK AND RELATED BUFFER PRESENTLY INCLUDE THE FOLLOWING
 - [SEC. 22-37. - CHANGING OF GRADE OF STREETS, ETC.](#)
 - [SEC. 22-63. - SAME-LOCATION AND WIDTH OF SIDEWALKS.](#)
 - [SEC. 28-880.11. - PUBLIC SPACES.](#)
 - [SEC. 28-839. - SIDEWALKS.](#)
 - [SUBDIVISION ORDINANCE SEC. 5.2. - PERMANENT IMPROVEMENTS.5.207. SIDEWALKS](#)
 10. MINIMUM 8 IN REINFORCED CONCRETE WITH #4 BARS AT 18 IN. OCEW (CONCRETE CHAIRS REQUIRED). CONTINUOUS THROUGH DRIVE APPROACH, DRIVE APRON, AND SIDEWALK.
 11. DRIVE APRON AT EXISTING AND FUTURE SIDEWALKS. MAX SLOPE OF 1.5% FORMED. ANY SLOPE EXCEEDING 2% SHALL NOT BE ACCEPTED.
 12. 4 IN. TYPE "A" MATERIAL PER STANDARD SPECIFICATIONS FOR CONSTRUCTION SECTION 4.2 EXCAVATION AND BACKFILL PART 2: PRODUCT A. MATERIALS 3. TRENCH BACKFILL A. TYPE "A" OR 4 IN. RECYCLED CRUSHED CONCRETE (TXDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION ITEM 247 FLEXIBLE BASE TYPE D, GRADE 1-2 EXCLUDING TYPE A MATERIALS, WITH A MINIMUM P.I. OF FOUR) OR 4 IN. PORTLAND CEMENT TREATED BASE (AFTER COMPACTION COVERED BY 10 MIL POLYETHELENE BOND BREAKER) MECHANICALLY COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY.
 13. UPON REQUEST, CONTRACTOR SHALL SHOW INSPECTOR SIDEWALK COMPLIANCE.
 14. IF DISTANCE BETWEEN INITIALLY REQUIRED TRANSVERSE JOINTS EXCEEDS 10 FT. THEN ADDITIONAL CONTRACTION JOINT(S) SHALL BE PLACED TO ENSURE DISTANCE BETWEEN TRANSVERSE JOINTS DOES NOT EXCEED 10 FEET. THESE ADDITIONALLY REQUIRED CONTRACTION JOINTS SHALL BE PLACED TO PROVIDE EQUAL SPACING BETWEEN TRANSVERSE JOINTS TO THE EXTENT PRACTICAL.
 15. CONTRACTION JOINT MAY BE TOOLED. SEE ST-9 FOR DETAILS.

COMMERCIAL DRIVEWAY STANDARDS		
DRIVEWAY TYPE	"W" DRIVEWAY WIDTH	"R" BACK OF CURB RADIUS
ARTERIAL	30 FT MIN ~ 42 FT MAX	10 FT MIN
COLLECTOR/LOCAL/CBD	24 FT MIN ~ 42 FT MAX	10 FT MIN
ALLEY (NOTE 8)	MATCH ALLEY R.O.W.	10 FT MIN ~ 25 FT MAX
INDUSTRIAL DRIVEWAY AND INTERNAL CIRCULATION STANDARDS		
DRIVEWAY TYPE	"W" DRIVEWAY WIDTH	"R" BACK OF CURB RADIUS
ARTERIAL	30 FT MIN ~ 50 FT MAX	15 FT MIN ~ 25 FT MAX
COLLECTOR/LOCAL/CBD	30 FT MIN ~ 50 FT MAX	10 FT MIN ~ 25 FT MAX
ALLEY (NOTE 8)	MATCH ALLEY R.O.W.	10 FT MIN ~ 25 FT MAX
SEE CITY OF WACO DEVELOPMENT GUIDE FOR MORE DETAILS		

SEE ST-24A FOR
ADDITIONAL DETAILS

DISCLAIMER: THE USE OF THIS STANDARD IS GOVERNED BY THE "TEXAS ENGINEERING PRACTICE ACT". NO WARRANTY OF ANY KIND IS MADE BY THE CITY OF WACO FOR ANY PURPOSE WHATSOEVER. THE CITY OF WACO ASSUMES NO RESPONSIBILITY FOR THE CONVERSION OF THIS STANDARD TO OTHER FORMATS OR FOR INCORRECT RESULTS OR DAMAGES RESULTING FROM ITS USE.



**ENGINEERING
DIVISION**



REVISIONS			
NO.	COMMENTS	BY	DATE
6	REVISE NOTE 12	MZ	01/27/2023
5	REVISE NOTE 12	MZ	01/05/2023
4	REVISE INDUSTRIAL COLLECTOR "R"	MZ	10/24/2022
3	ADD NOTES	MZ	09/12/2022
2	ADD NOTES 12 AND 13	MZ	01/31/2022
##	DESCRIPTION	FL	MM/DD/YYYY

DATE
01/31/2022

ST-24B