



DRIVEWAY SLOPES ON PRIVATE PROPERTY

CITY OF MANHATTAN BEACH COMMUNITY DEVELOPMENT

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Driveway Slopes

Driveway ramps slopes on private property are limited to a maximum 10% slope, calculated as the rise distance divided by the run distance. The running slope of driveways longer than 16 feet in length may be increased up to 20%, with transition zones 8 feet in length provided at the top and bottom of the driveway. The transition zone slopes are limited to one-half of the driveway ramp slope. Driveway cross-slopes are limited to a 10% maximum slope. The maximum slope within a parking stall is limited to 6.67% in any direction; however, accessibility regulations may further limit slopes. The maximum break over angle β is 9%. Driveway transitions adjacent to the public right of way shall be designed in accordance with Public Works Engineering Division Standards. Please refer to the illustrations on the following page; however note that they are not drawn to scale.

Plan Requirements for Driveways

Finish elevations shall be provided on the plans at sufficient locations to determine driveway slope. Three driveway profiles shall be provided on the plans: one at each edge of the driveway and one at the center.

Survey Requirement

Driveway profiles exceeding a 10% slope shall be staked and verified by a registered Professional Land Surveyor. Verification of driveway grades shall be performed prior to pouring the garage slab.

Sidewalk, Driveway, Curb and Gutter Construction for All Driveways

Sidewalk, driveway, curb and gutter construction, repair or replacement must be completed to Public Works Specifications per the [Public Works Standard Drawings](#). ★ For downslope driveways, the back of the driveway approach shall be six inches higher than the flow line on the street and the combined slope of public and private approach shall not exceed 15%. For further information on these requirements, consult the Public Works Engineering Division.

Unique Conditions

The Building Official **with the assistance of** Public Works Engineering may consider unique private property topographic conditions on a case-by-case basis.

Illustration of Driveway Less Than 16 feet in Length

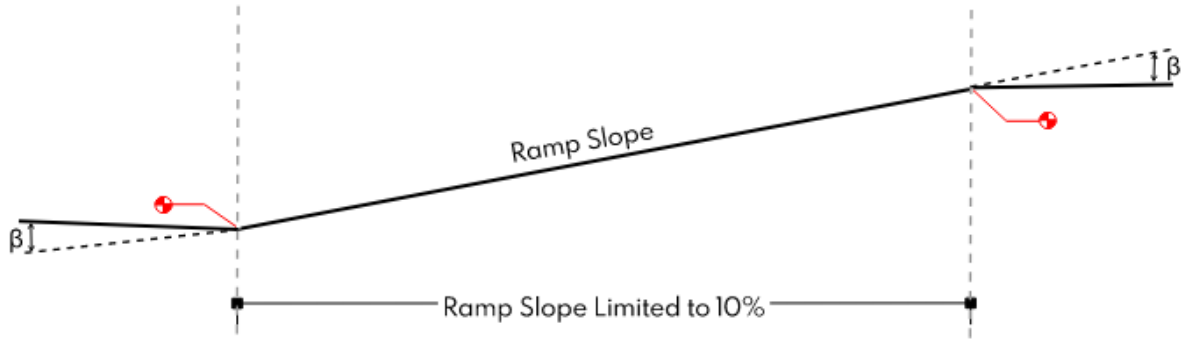


Illustration of Upslope Driveway 16 feet or Longer

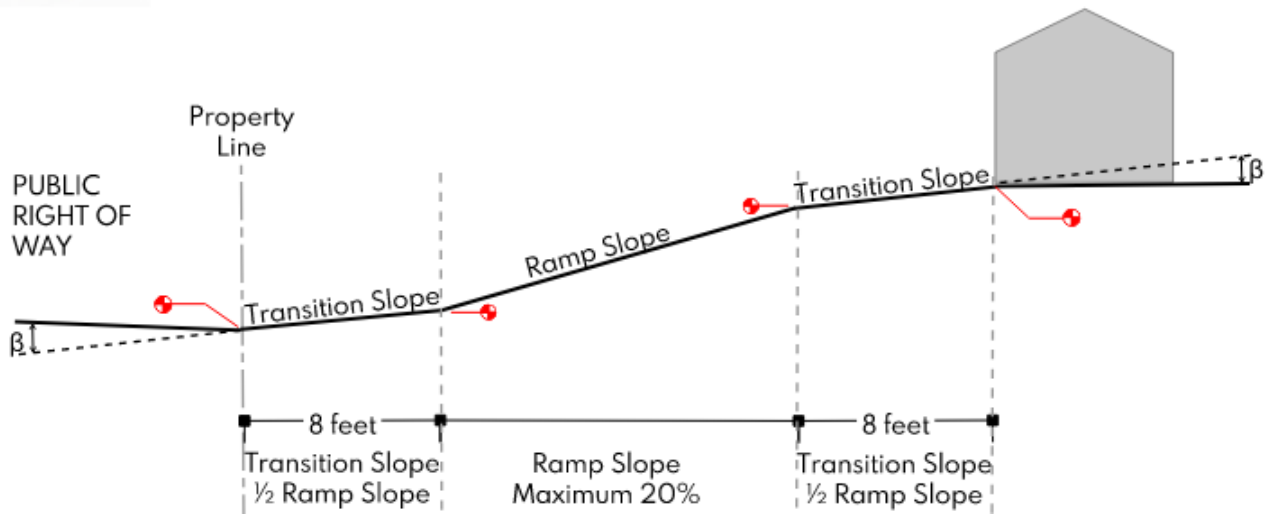


Illustration of Downslope Driveway 16 feet or Longer

