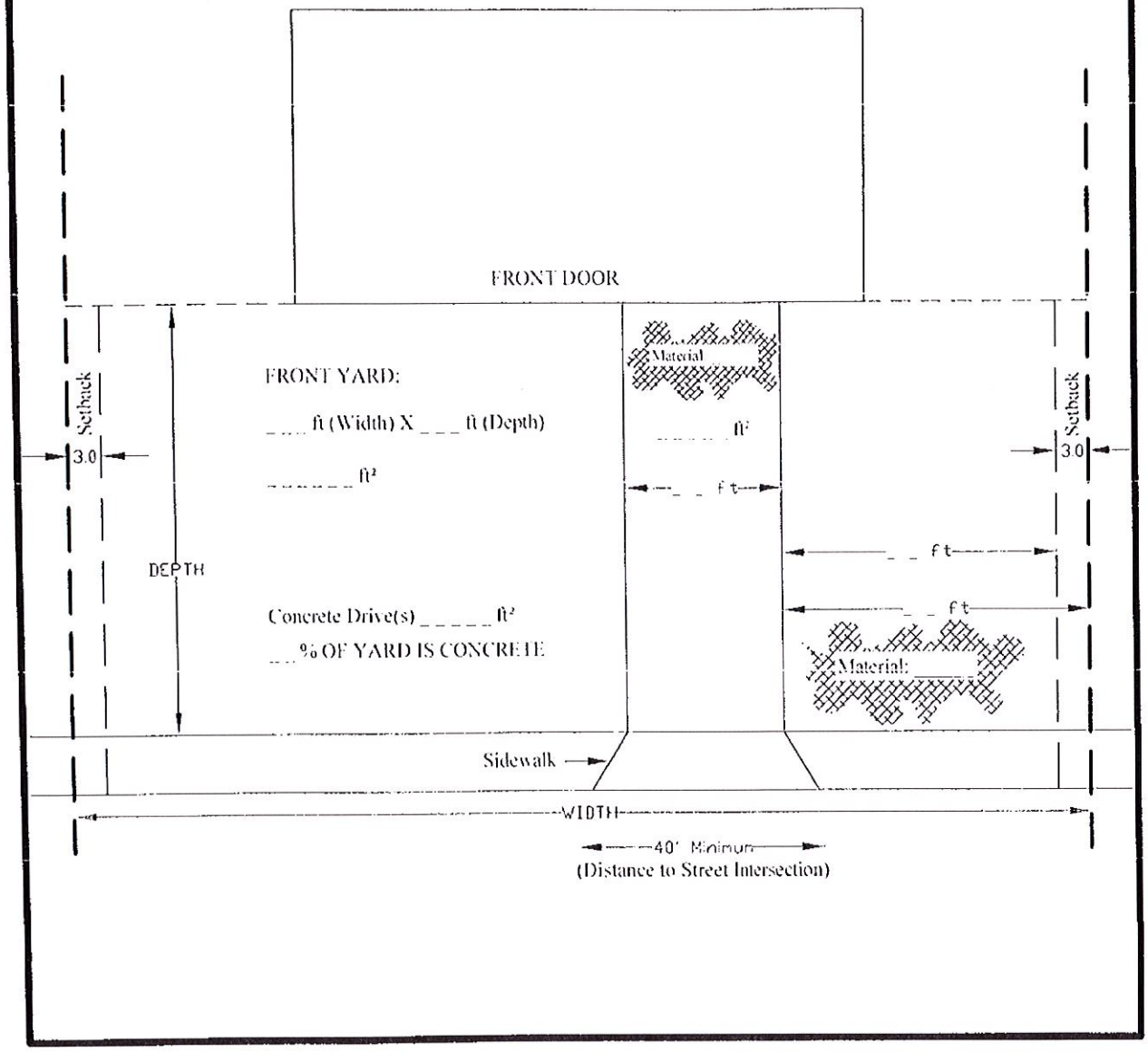


SHEET NO 1 OF 1	SCALE: NTS	PUBLIC WORKS	DRIVEWAY EXPANSION PERMIT	APPLICANT NAME:
				DATE:
				PER ORD. NO. 114-56

Why Concrete?

A concrete driveway, due to its strength, longevity and cost-effectiveness, can last an average of 30 years or more without crumbling, as long as the standard specifications are studied and followed during installation.

Thickness

- Common residential driveway should be at least 4 inches thick --- 5 inches thick if heavy vehicles like vans or SUVs will be parked there regularly.

Other Dimensions

- A width of 8 feet for a single-car garage or 15 feet for a two-car arrangement is average.

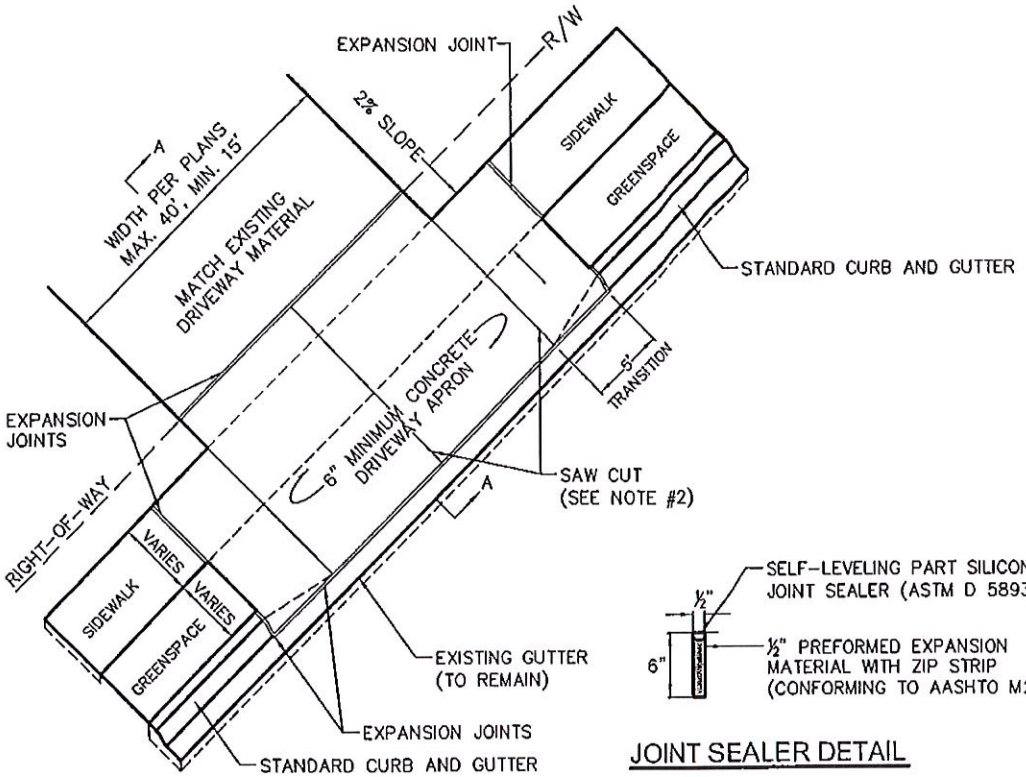
Slope

- A driveway must slope uniformly, without dipping or depressions, toward the street at an angel of at least 1 percent. This ensures drainage during rainstorms and car washings.

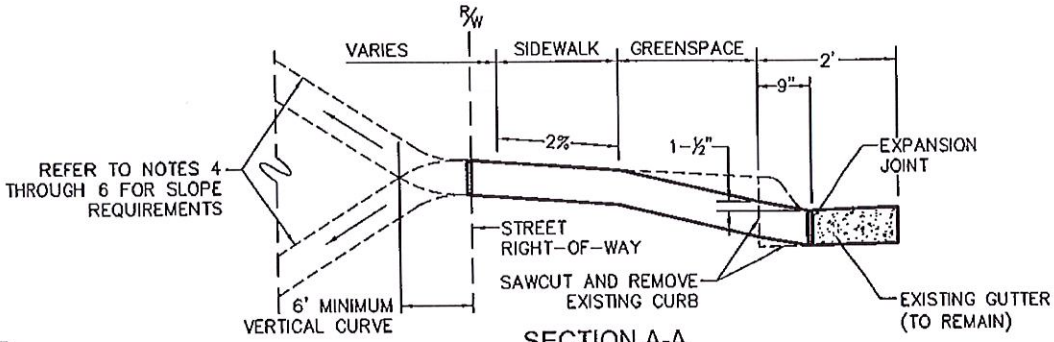
General Construction

- A foundation of wire mish, crushed gravel and, less often, rebar is commonly used by builders to prevent premature cracking. Joints are also part of a concrete driveway's specifications, placed decoratively or in long utilitarian strips every 6 to 20 feet to give connected slabs of concrete an average of ½ to ¼ inch of a gap to expand and contract. The standard for a concrete mix's compression strength, according to the American Standards for Testing and Materials code, should be 4,000 psi over 28 days.

For the City of Springdale's standards, refer to the
Residential Driveway Detail for Standard curb and gutter applications



JOINT SEALER DETAIL



SECTION A-A

NOTES:

1. ½" PREFORMED EXPANSION MATERIAL (CONFORMING TO AASHTO M213) SHALL BE PLACED IN LOCATIONS INDICATED AND SEALED WITH SELF-LEVELING CONCRETE JOINT SEALER (ASTM D 5893).

2. CONCRETE DRIVEWAY APRON TO BE SAW-CUT AT FIFTEEN FOOT (15') INTERVALS AS SHOWN, AND FILLED WITH APPROVED JOINT SEALER (SEE DETAIL).

3. CONCRETE DRIVEWAYS TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7% AIR ENTRAINMENT.

4 **FOR ALL SUBDIVISION PLATS APPROVED AFTER THE ADOPTION OF ORDINANCE 4301 (MARCH 6, 2009)**; ALL VEHICULAR AND/OR EXIT DRIVES FOR ALL RESIDENTIAL AND NON-RESIDENTIAL USES ALONG A STREET WITH A MINOR COLLECTOR OR HIGHER CLASSIFICATION (AS IDENTIFIED ON THE MASTER STREET PLAN) SHALL NOT EXCEED A MAXIMUM SLOPE OF **FIFTEEN PERCENT (15%)** WITHIN THE REQUIRED SETBACK AS DETERMINED BY THE ZONING ORDINANCE.

5. **FOR ALL SUBDIVISION PLATS APPROVED PRIOR TO THE ADOPTION OF ORDINANCE 4301 (MARCH 6, 2009)**; ALL VEHICULAR ENTRANCE AND/OR EXIT DRIVES FOR ALL RESIDENTIAL USES SHALL NOT EXCEED A MAXIMUM SLOPE OF **TWENTY PERCENT (20%)** WITHIN THE REQUIRED SETBACK AREA AS DETERMINED BY THE ZONING ORDINANCE.

6. ALL VEHICULAR ENTRANCE AND/OR EXIT DRIVES FOR ALL RESIDENTIAL AND NONRESIDENTIAL USES ALONG A STREET WITH MINOR COLLECTOR OR HIGHER CLASSIFICATION SHALL NOT EXCEED A MAXIMUM SLOPE OF **TEN PERCENT (10%)** WITHIN THE REQUIRED SETBACK AREA AS DETERMINED BY THE ZONING ORDINANCE.

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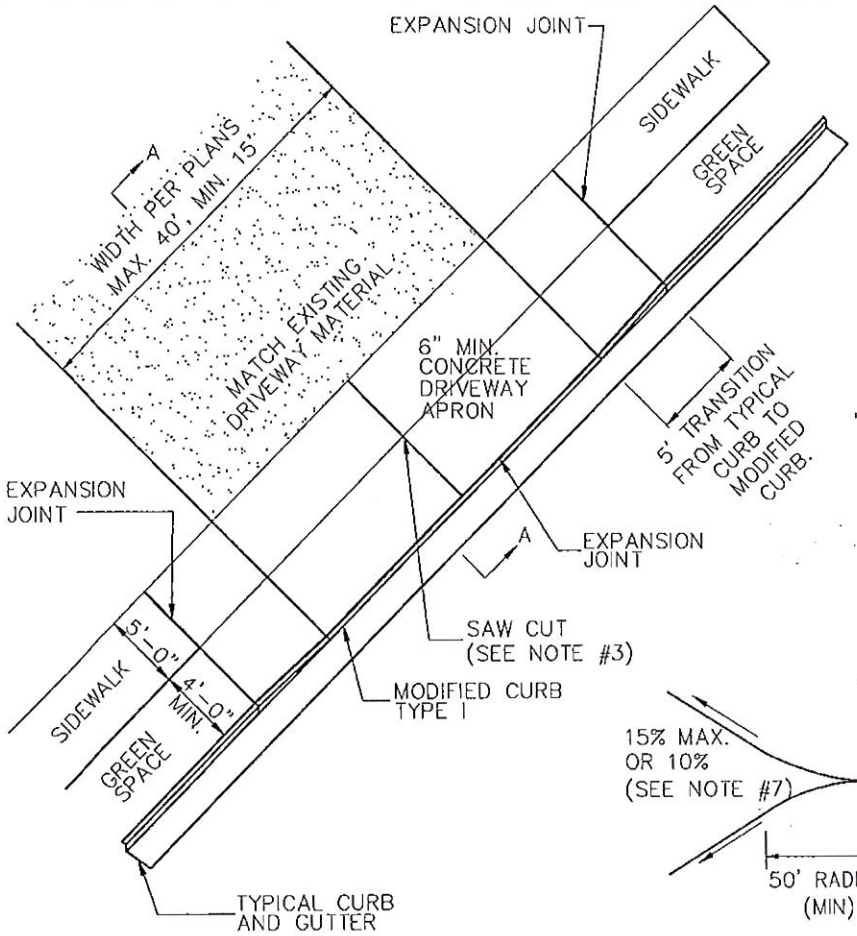
RESIDENTIAL DRIVEWAY DETAIL

FOR STANDARD CURB AND GUTTER APPLICATIONS

CITY OF SPRINGDALE · 201 SPRING STREET · SPRINGDALE, AR · 72764



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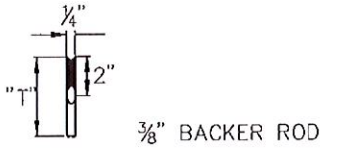
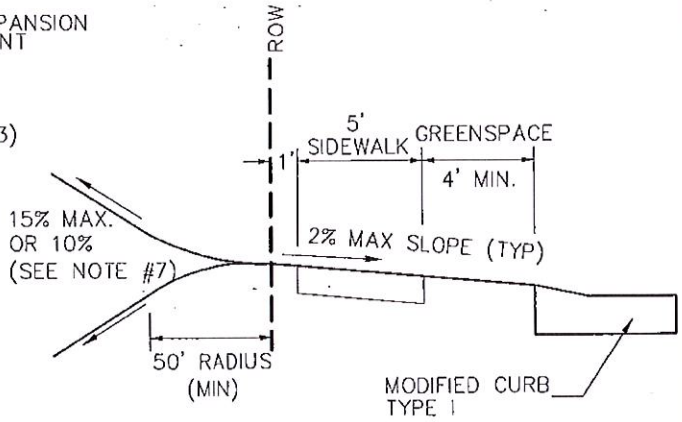


JOINT SEALER DETAIL



SECTION A-A

NOTES:

1. ½" PREFORMED EXPANSION MATERIAL CONFORMING TO AASHTO M213 SHALL BE PLACED IN LOCATIONS SHOWN, OR AS DIRECTED BY ENGINEER.
2. DRIVEWAY SECTION BEHIND APRON SHALL BE 6" AGGREGATE BASE COURSE FOR EXISTING GRAVEL DRIVES, 2" ASPHALT W/ 4" AGGREGATE BASE COURSE FOR EXISTING ASPHALT DRIVES, OR 6" CONCRETE FOR EXISTING CONCRETE DRIVES TO MATCH EXISTING D/W SURFACE MATERIAL.
3. CONCRETE DRIVEWAY APRON TO BE SAWCUT AT 15' INTERVALS AS SHOWN, AND FILLED WITH APPROVED JOINT SEALER (SEE DETAIL).
4. CONCRETE DRIVEWAYS TO BE CLASS A, 3000 PSI, WITH 4-7% AIR ENTRAINMENT.
5. PROFILE SLOPE OF DRIVEWAY IN GREEN SPACE MAY BE INCREASED IF APPROVED BY ENGINEER.
6. SIDEWALK RAMPS SHALL NOT CONTAIN TRUNCATED DOMES, AND THE SHADED AREA WILL BE PAID FOR AT THE PRICE/SY FOR SIDEWALK.
7. ALL VEHICULAR AND/OR EXIT DRIVES FOR ALL RESIDENTIAL AND NON-RESIDENTIAL USES ALONG A STREET WITH A MINOR COLLECTOR OR HIGHER CLASSIFICATION, AS SHOWN ON THE MASTER STREET PLAN SHALL NOT EXCEED A MAXIMUM SLOPE OF TEN PERCENT (10% WITHIN THE REQUIRED SETBACK AS DETERMINED BY THE ZONING ORDINANCE.

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SPD-2.02 - RESIDENTIAL DRIVEWAY

FOR MODIFIED CURB AND GUTTER APPLICATIONS

CITY OF SPRINGDALE · 201 SPRING STREET · SPRINGDALE, AR · 72764 **1 JUL 2012**

SPRINGDALE
WE'RE MAKING IT HAPPEN

Public Works Department

Streets and Public Facilities
269 East Randall Wobbe Lane
Springdale, Arkansas 72764
479.750.8135

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CURB CUT REQUIREMENTS

CURB CUTS

A driveway can be no more than 40 feet in width. If there are two or more, no less than 150 feet apart and at least 40 feet from corner or intersection.

Advise the City of Springdale when the cut will be ready at the time of payment. If you need to change this requested time, please do so an hour in advance by calling 479-750-8135.

Property owner/s requesting curb to be cut by the Public Works Department must pay a minimum charge of $75.00 for the first 25 feet and $3.00 for each additional foot and must comply with the following:

1. Area must be excavated behind curb no more than 8 inches below gutter and 2 feet beyond both ends of cut. NOTE: Curb debris cannot be used for backfill. Contractor is responsible for disposal of all concrete debris.

2. Curbs must be clearly marked at both ends where cut is to be made.

3. Gutter must be clean and free of rocks, dirt and all other debris.

NOTE: If the Public Works Department crew goes to the location and the curb is not ready to be cut (see 1 through 3 above) or does not meet other requirements above, an additional fee of $ 15.00 will be charged to return to the location when the cut is ready.

SIDEWALKS

Sidewalks are not included in the cost of cutting a curb. There will be an additional charge of $50.00 for 25 feet and $2.00 per foot for each additional foot.

I have received a copy of the Curb Cut Requirements from the Public Works Department. I have read them completely, understand the requirements and all fees and agree to them.

Signature: _____ Date: _____

Public Works Department

Streets and Public Facilities
269 East Randall Wobbe Lane
Springdale, Arkansas 72764
479.750.8135

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CURB CUT FEES AND PROCEDURES

- A deposit of five hundred dollars ($500) is required to cut a city curb to ensure that no one cuts into and/or busts out a curb without making the necessary repairs. *When the new driveway and curb approach have passed an inspection by the Springdale Public Works Department, the deposit will be returned.*

- You must obtain a curb cut permit from the City of Springdale Public Works Department. The fee for each curb cut permit is ten dollars ($10) the fee includes the curb cut inspection fee.

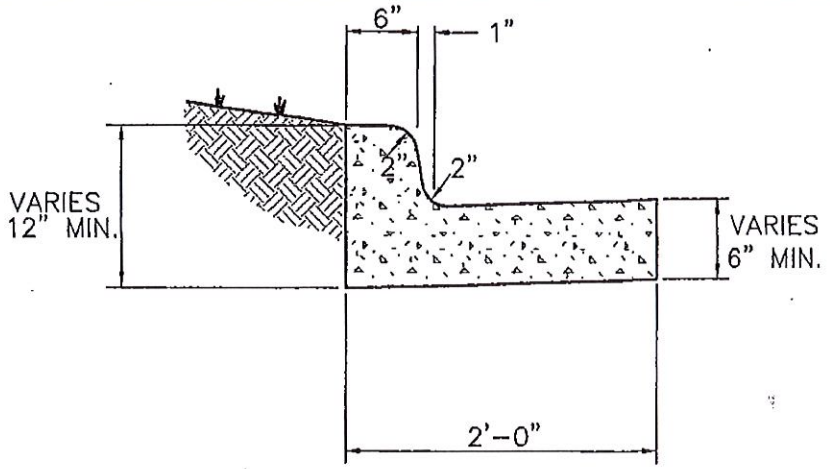
- *(OPTIONAL)* For a minimum fee of seventy-five dollars ($75), the Public Works Department will saw cut the curb up to a twenty-five feet (25') section and three dollars ($3) will be added for each additional foot.

    - *The Public Works Department will come make the cut(s) once the curb has been clearly marked where the cut(s) are to be made and the dirt has been dug out from behind the curb by no more than eight inches (8") below the gutter and two feet (2') beyond both ends of the cuts.*
    - *Property owner is responsible for disposal of all concrete debris.*
    - *Gutter must be clean and free of rocks, dirt and all other debris.*

- *(OPTIONAL)* Sidewalks are not included in the cost of the Public Works Department cutting the curb. If the Public Works Department is also to cut into the sidewalk, there will be a minimum fee of fifty dollars ($50) and two dollars ($2) per foot for each additional foot of sidewalk to be cut.

<u>If you already have a permit with the City of Springdale Building Inspector's office for new construction, you are not required to deposit a cash bond or purchase a curb cut permit through the Public Works Department.</u>

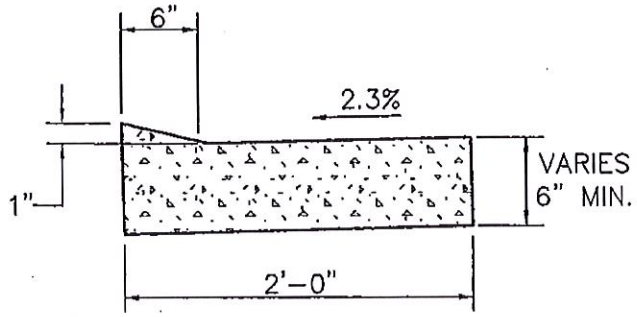
Call the Springdale Public Works Department for an inspection once the driveway and/or curb reconstruction is complete. Our hours of operation are 7:30 am to 4:00 pm, Monday through Friday, with the exception of holidays.



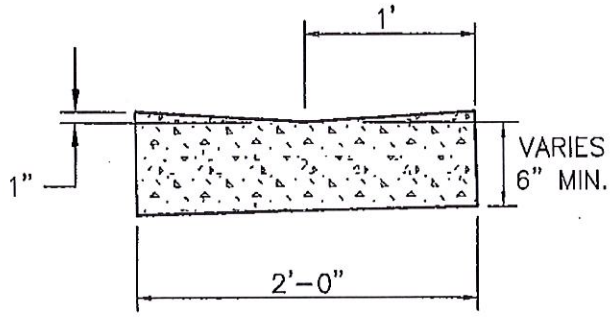
STANDARD CURB AND GUTTER

NOT TO SCALE

TO BE USED AT STREET INTERSECTIONS WITH LESS THAN 1% GRADE



TYPE I



TYPE II

MODIFIED CURB AND GUTTER

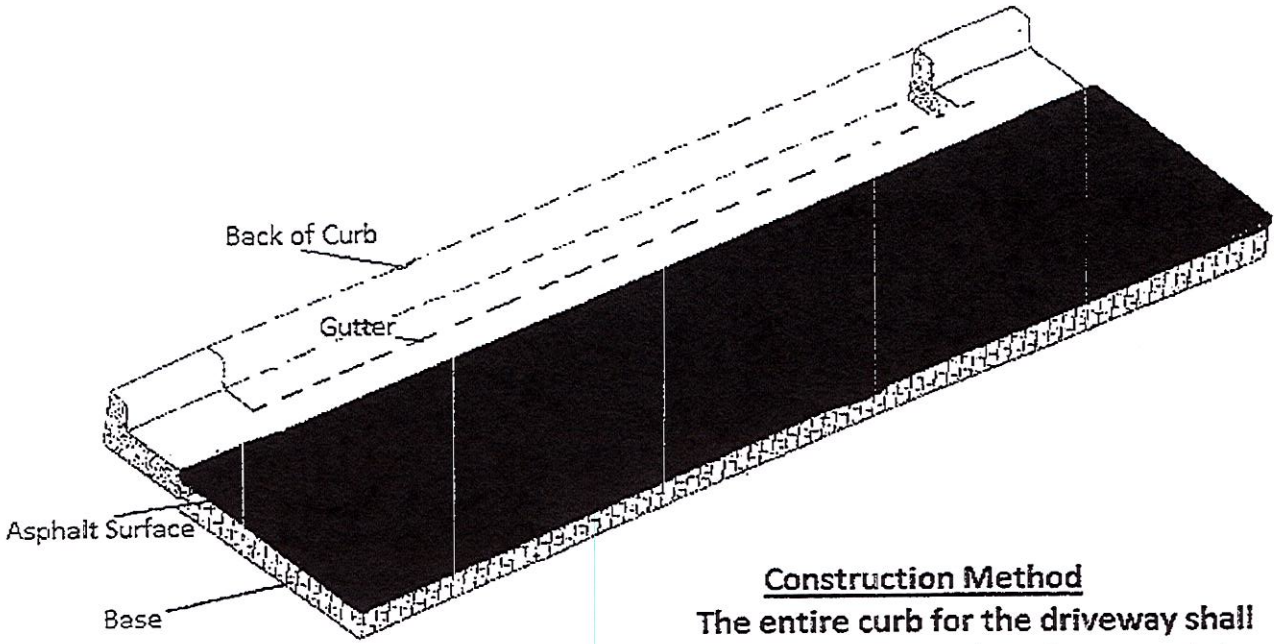
NOT TO SCALE

NOTES:

1. CONCRETE FOR CURB AND GUTTER TO BE CLASS A, 3000 PSI, 5.5 BAG MIX WITH 4-7 % AIR ENTRAINMENT.
2. ALL CURB AND GUTTER SHALL HAVE A BROOMED FINISH UNLESS OTHERWISE SPECIFIED.
3. MODIFIED CURB (TYPE I) SHALL BE PLACE ACROSS ALL DRIVEWAY ENTRANCES.
4. MODIFIED CURB (TYPE II) SHALL BE PLACED ACROSS ALL SIDE STREETS WHERE THE LONGITUDINAL GRADE IS LESS THAN 1%.
5. SAW CUT JOINTS AT 15' O.C. SEAL WITH ONE PART COLD APPLIED SILICONE JOINT SEALER OR OTHER APPROVED SEALANT.
6. PROVIDE 1/2" PREFORMED EXPANSION JOINT MATERIAL AT STATIONARY STRUCTURES (DROP INLETS, END OF CURBS, DRIVEWAYS. SEE DETAIL)

SPRINGDALE ARKANSAS	CITY OF SPRINGDALE 201 SPRING STREET SPRINGDALE, AR 72764	STANDARD DETAILS FOR STREET AND DRAINAGE CONSTRUCTION		
		CURB AND GUTTER		
		DRAWN BY: WWP	DRAWING NO: XXXXXX-X	DATE: OCTOBER, 2001

HPD010506.pc3, 1:1



Construction Method

The entire curb for the driveway shall be sawed full-depth and removed. A minimum of six (6) inches of gutter must remain. The curb and the missing gutter section shall then be reconstructed as part of the driveway.

Typical Curb and Gutter Removal for Driveways.

All cuts must be evenly sawed.

Sec. 114-56. - Parking restrictions in residential zoned districts.

(a) Commercial vehicle. No commercial vehicle (as defined in section 114-57) shall be parked or stored in any residentially zoned district of the city, or in any platted subdivision zoned agricultural on lots less than one acre in size, as shown on the official zoning map, and shall not be parked or stored in the street right-of-way.

(b) Parking any motor vehicle on unpaved area prohibited. Subject to section 114-58, no parking, displaying, or storing of any motor vehicle shall be permitted on any grass surface, gravel surface, or other unpaved area in any residential zone, or in any platted subdivision zoned agricultural on lots less than one acre in size, except that:

(1) One parking space may be located on the grass in a required front set back adjacent to and parallel to the current driveway located on the property. The size of such parking space shall not exceed 9' × 19'. Access to such parking space shall be by way of the property's driveway, not by driving over the curb, and shall be located on the opposite side of the driveway from the primary entrance to the residential structure. If the parking space is not maintained with adequate grasses to keep the area from becoming rutted, muddy and/or soil from being blown or washed away, such parking area shall be paved by the property owner by obtaining an expanded parking permit

(2) An expanded parking permit may be obtained to expand an existing driveway. The expansion must be in a required front set back adjacent to and parallel to the current driveway located on the property, where geographic conditions are favorable. The expansion shall be located on the opposite side of the driveway from the primary entrance to the residential structure, and shall be constructed in accordance with the City of Springdale "Residential Driveway Detail". Provided, however, that the maximum allowed paved surface area shall not exceed 40 percent of the total area of the front yard. The expanded parking permit shall be obtained from the Springdale Public Works Department by the owner of the property on which the expanded parking is sought, and shall include inspections of the driveway expansion area by the Springdale Public Works Department before and after installation of the expanded parking area. The expanded parking permit shall cost $10.00 upon application of the permit in conjunction with a curb cut permit which is also obtained at the Springdale Public Works Department. No curb cut will be required if the expanded parking area can be accessed by way of an existing driveway without driving over the curb. All expanded parking areas shall be concrete, unless the existing driveway is asphalt, in which case the expanded parking area shall consist of asphalt.

(c) Storage or parking of motor vehicles. The storage or parking of motor vehicles in any side yard or rear/back yard of property in any residential zone, or in any platted subdivision zoned agricultural on lots less than one acre in size, shall be prohibited, unless the property has a detached garage located in the side or rear year used for the parking of a motor vehicle.

(d) Unpaved driveways. Properties on which an unpaved driveway existed as of the date of the passage of this section would not be required to pave, but would be subject to all other restrictions contained herein. Provided, however, any such driveways would be required to be paved if the use and maintenance of such driveway and parking area lapses for a period of one year or if the use served by such driveway is expanded.

(e) Variances. In instances where strict enforcement of the requirements of subsections (b), (c), and (d) would cause undue hardship due to circumstances unique to the individual property under consideration, and the granting of such variance is demonstrated to be within the spirit and intent of the provisions of this chapter, the planning commission may grant requests for variances of the requirements of subsections (b) and (c) according to the following guidelines:

(1) The planning commission may modify such requirements to the extent deemed just and proper so as to relieve such difficulty or hardship, provided that such relief may be granted without detriment to the public interest.

(2) When the applicant can show the property was acquired in good faith and where by reason of the exceptional narrowness, shallowness, size or shape of a specific piece of property, or where by reason of exceptional topographic conditions or other extraordinary situation or condition of the piece of property, the strict application of such provisions would prohibit or unreasonably restrict the use of the property, and the planning commission is satisfied that the granting of a variance would alleviate a clear hardship, as distinguished from a special privilege or convenience sought by the applicant, such variance may be granted; provided that all variances shall be in harmony with the intended purpose of this chapter.

(3) Bill of assurances or performance bond. A bill of assurance to the city may be required from the property owner prior to any variance being granted, which shall run with the land and shall set a fixed period of time in which the varied requirement must be provided by the property owner.

(4) Any party aggrieved by the decision of the planning commission in granting or denying a variance may appeal the decision to the city council within 30 days of the planning commission's decision by giving notice thereof to the city clerk.

(f) Exception. The prohibitions set out herein do not apply to the following:

(1) Commercial vehicles or construction equipment during the actual performance of a temporary service on the property where it is parked.

(2) A vehicle making a bona fide pickup or delivery of property or merchandise.

(3) Emergency vehicles.

(Ord. No. 4000, § 1, 1-9-07; Ord. No. 4052, § 1, 4-24-07; Ord. No. 4185, § 2, 3-11-08; Ord. No. 4201, § 1, 4-22-08; Ord. No. 4608, 7-24-12; Ord. No. 4820, § 1, 8-26-14; Ord. No. 4933, § 1, 7-14-15; Ord. No. 4982, § 1, 11-24-15)

Editor's note— Formerly § 114-57, see editor's note at § 114-4.