



## **Driveway, Apron and Parking Lot Construction Standards and Specifications**

### **General Provisions for Driveways, Aprons and Parking Lots**

All driveways, aprons and parking lots within the corporate limits or under the jurisdiction of the Village of Tinley Park shall be constructed in accordance with the provisions listed below and extend to serve each parcel within the development. All subdivision parcels and parking lots shall include a minimum of one (1) driveway/apron that provide access to and from the site.

The design of all driveways, aprons and parking lots shall meet the following criteria:

- Current Federal and State Codes and Regulations
- Latest editions of the "Standard Specifications for Road and Bridge Construction"(SSRBC), Recurring Local Roads and Streets Special Provisions
- "Manual of Uniform Traffic Control Devices"
- The Supplemental Specification and Recurring Special Provisions
- IDOT BDE Special Provisions
- Illinois Accessibility Code
- Village of Tinley Park Subdivision and Development Regulations
- Village of Tinley Park Design Standards and Village Code of Ordinances.

In addition, the following specifications and standards shall apply.

### **Submittal Requirements**

All required submittal requirements entail:

- Plans
- Permits
- Easement Requests
- Other Agencies (ACOE, MWRD, IDOT, Will and/or Cook County, etc...)

All of these finalized, signed and approved items must be submitted to the Village Engineer and allow for review within two (2) weeks of construction. Any initial review requirements by the Village Engineer shall be submitted during the preliminary stages of the project allowing sufficient time for comments, revisions and final approval.

## **Coordination and Staging**

All work on local streets by a Contractor shall be approved by the Village Board then coordinated with the Village Engineer or Public Works Department, as required. Constructor shall maintain roadway passage and redirect pedestrians if an existing sidewalk crosses the proposed location of the driveway. Owner/Contractor is responsible for maintenance of improvements for one (1) year following acceptance by the Village.

Prior to pouring any driveways in Village Right of Way, the Public Works Department shall be notified twenty-four (24) hours in advance to schedule inspection. It is the Contractor's responsibility to place barricades upon completion in order to prohibit use until concrete cures. Any damage is Contractor's responsibility to repair or replace.

Necessary signage shall be in place a minimum of forty-eight (48) hours in advance. Notifications shall be issued to the Streets Department, Mayor, Public Works Director, Police Chief and Fire Chief. A Restoration Plan shall be submitted and approved as well.

## **Driveway Construction Criteria**

- A paved access driveway shall be provided from the street lot line to the street pavement for all lots.
- Driveways shall be located a minimum of one (1') foot from a common private property line.
- Driveways shall be located a minimum of three (3') feet from a fire hydrant, street light pole, entrance sign or other standing items.
- No storm, sanitary or water main structures shall be located in the driveway pavement.
- Driveways shall not be sloped or pitched to drain onto the neighboring parcels.
- Residential driveways shall be a minimum slope of two (2%) percent and a maximum slope of eight (8%) percent from garage floor elevation to top of curb.
- All driveway aprons on or over public property, (i.e. parkways) between the curb or the edge of the street and the property line shall be concrete or asphalt, unless approved otherwise.
- Driveways shall be a minimum of ten (10') feet wide, unless otherwise approved by the Village Engineer. Driveway can be no greater than thirty (30') feet wide in the apron at its intersection with the Village Right of Way.
- All black dirt, organic matter and loose fill shall be removed prior to the placement of the aggregate base.

- All base courses shall be laid on a stabilized subgrade as per Section 301 of the latest edition of IDOT SSRBC and inspected by the Village before the placement of concrete or asphalt.
- New driveways shall not be constructed without obtaining a driveway permit from the Building Department and paying the current fee.
- All driveway work constructed in Right of Way shall be cured using a white pigmented, liquid membrane-forming compound. Liquid forming compounds shall be applied within three (3) hours of pour, but not between November 15<sup>th</sup> and April 15<sup>th</sup>.

### **Residential Driveways**

#### *Portland Cement Concrete Driveway*

- Concrete driveways shall be a full seven (7") inches thick when not reinforced,
- If a wire mesh or fiber mesh reinforcement is used, pavement can be five (5") inches thick.
- Minimum aggregate base shall be four (4") inches thick.
- The concrete mix shall be Portland Cement - Class SI with a fourteen (14) day specified strength of 3500 psi at 14 days.

#### *Hot-Mix Asphalt (HMA)*

- Asphalt driveways shall include a minimum six (6") inch aggregate base of compacted crushed stone and a minimum three (3") top course of compacted Hot-Mix Asphalt.
- All materials, size of aggregates, compaction and installation of the same shall comply with the IDOT Standard Specification for Road and Bridge Construction, latest edition.
- HMA shall be rolled with heavy machine roller to a smooth, dense surface.

### **Parking Lots**

- All parking lots that are required to be provided by the Village Codes or Ordinances shall be Portland Cement Concrete (PCC) or Hot-Mix Asphalt.
- All materials, size of aggregates, thickness of layers, compaction and installation of the same shall comply with the latest edition of IDOT SSRBC or in accordance with the Village Engineer's requirements.
- All parking lot pavement shall be pitched to drain all surface water. Catch basins or inlets with heavy-duty cast iron frame and grates shall be installed and connect to storm sewer directing the stormwater to drainage systems or swales, if no storm sewer system is present.
- Parking spaces (length, width and ADA standards) shall comply with the Village Zoning Ordinance and the current edition of the Illinois Accessibility Code.

- Any parking lot being repaired, repaved, seal-coated or re-striped must comply with the current edition of the Illinois Accessibility Code.
- When the application for permit is made, drawings shall be submitted showing all areas of improvements, grade elevations, storm structures (RIM and invert elevations) and all other information required to confirm proper storm water drainage.
- All storm lines, structures and detention (if applicable) shall comply with the requirements of the Metropolitan Water Reclamation District of Greater Chicago (MWRD) for projects in Cook County or the Will County Stormwater Management Ordinance for projects in Will County.
- Parking lot drainage shall not flow onto adjacent properties. Concrete curbing shall be constructed when necessary.

### **Steel Plate Requirements for Roadway Excavations**

- The use of steel plates is required for all projects requiring the cutting of roadway pavement. These standards ensure that the Village pavements are left in the same, if not better, condition than they were found before the project. This will reduce congestion and roadway hazards, as well as increase safety in and out of the construction limits.
- The use of steel plates by Contractors and Utility Companies as a temporary cover over an excavated area in the roadway can present safety hazards and other problems if allowed to remain in place for extended periods and not properly secured or maintained.
- When backfill operations of an excavated area in the traveled way cannot be properly completed within a workday, steel plate bridging will be required.
- See Construction Standards for Roadway section for more detail.