

## PAVING PRIVATE SIDEWALK/DRIVEWAY/PATIO

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### APPLYING FOR A PERMIT

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**The following must be submitted for the issuance of a building permit:**

- 1) Completed building permit application
- 2) A copy of the plat of survey must be submitted for the following:
  - All driveway permits (new or replacement)
  - When adding new concrete, asphalt or paving brick to a property or enlarging an existing paved area. The copy of the plat should be marked where the pavement will be located/expanded and the dimensions.

**The plat of survey will be reviewed for zoning and engineering compliance.**

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### ZONING REQUIREMENTS

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**In R1, Single Family Residence Districts:** No more than 40% of the total lot area shall be covered by impervious surfaces; no more than 40% of the front yard shall be covered by impervious surfaces.

**In R2, Single Family Residence Districts:** No more than 60% of the total lot area shall be covered by impervious surfaces; no more than 50% of the front yard shall be covered by impervious surfaces.

**Driveways – Single-Family Detached Dwelling:** No driveway shall serve as access to more than one single-family detached dwelling. A driveway serving a single-family detached dwelling shall be a minimum of 9 feet in width. Across public property, the driveway shall not exceed 20 feet in width at the junction of the public sidewalk and may flare to a maximum of 22' feet at the junction of the gutter. Approval must be obtained from the Department of Public Works for removal of a parkway tree.

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### CONSTRUCTION REQUIREMENTS

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1) **GENERAL**

Private driveways shall be sloped or crowned no less than 1/4 inch/foot so all surface water will drain off.

2) **CONCRETE**

**Base requirements:**

- All vegetation, topsoil, and foreign material shall be removed.
- Provide a minimum 2 inches depth of compacted granular base material (e.g. clean graded sand, gravel, or crushed stone).

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## CONSTRUCTION REQUIREMENTS (continued)

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### **Concrete slab:**

- Minimum 4 inches thick for concrete located on private property
- Minimum 8 inches thick for concrete located on public property (public sidewalk crossing driveway and driveway apron)
- Minimum 6-bag mix required

**No concrete flatwork may be done between December 1<sup>st</sup> and April 1<sup>st</sup>**

### **3) ASPHALT**

#### **Preparation of subgrade:**

- All debris, vegetation, or other perishable materials shall be removed from the job site. The site to be paved shall be graded to the required section and all excess material removed from the location of the work. Material in soft spots shall be removed to the depth required to provide a firm foundation and shall be replaced with a material equal to, or better than, the best subgrade area material on the site. The entire subgrade area shall be thoroughly compacted. The surface of the subgrade after compaction shall be hard, uniform, smooth, and true to grade and cross-section. For new pavement areas, 8 inches of compacted stone is required for the subgrade.

#### **Pavement thickness:**

- Full-depth asphalt pavements for residential driveways shall have a minimum of 2 inches (10 cm) compacted thickness on a properly prepared subgrade. Where subgrade conditions or traffic loads necessitate thicknesses greater than 2 inches, the asphalt shall be placed in two layers of either three to four inches (8 cm) of base and 2 inches (5 cm) of surface mix.

#### **Materials:**

- The asphalt material selected shall meet the requirements of the applicable ASTM or AASHTO specification.

### **4) PAVING BRICK**

#### **Preparation of subgrade:**

- All debris, vegetation, or other perishable materials shall be removed from the job site. The site to be paved shall be graded to the required section and all excess material removed from the location of the work. The base material shall consist of coarse gravel, no larger than 3/4 inch, mixed with fine-grained concrete sand. The surface of the subgrade after compaction shall be hard, uniform, smooth, and true to grade and cross-section. A minimum of 3 inches compacted gravel base is required for pedestrian weight, and a minimum 6 inches for vehicle weight. A 1-inch layer of fine-grained concrete sand shall be spread on the compacted gravel base prior to laying the paver bricks.

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## INSPECTION REQUIREMENTS

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- Inspection is required by the Village building inspector after base is prepared **before** the concrete is poured or the paving bricks are placed.
- Final inspection required for concrete, asphalt and paving brick installation.

**CALL 24 HOURS IN ADVANCE FOR INSPECTIONS.  
(708) 206-3856**