

Driveway
&
Sidewalk

Design Parameters



Building Inspection Department
205 North 4th Street
Beatrice, Nebraska 68310

Phone (402) 228-5250 Fax (402) 228-2312

Date: February 1, 2008

To: All Property Owners, Contractors and Building Designers

RE: Driveway and Sidewalk Design Parameters

The City of Beatrice, Gage County, Nebraska has adopted the following Driveway and Sidewalk Design Parameters.

Building Design Parameters –

Seismic Zone: 2A
Severe Climate for Concrete

Permit Applications Required –

Encroachment Permit
Plot Plan (use reverse of Encroachment permit)
Storm Water Prevention
(shall be included in Plot Plan)

Inspections Required –

Preliminary Inspection – after all forms are set – prior to pouring concrete
Final Inspections – after completion of the project

General Requirements

1. All Driveways and sidewalks shall be constructed of Portland concrete conforming to the following specifications:
(A) Twenty Eight (28) day compressive strength of 3,000 PSI.
2. All methods and procedures or proportioning, mixing, placing, finishing and curing concrete shall conform with all recognized good practices for the same. The contractor will be required to perform all operations in accordance with such recognized and acceptable practices, whether said practices are detailed in these specifications or not.
3. All edges and joints shall be finished with standard edging and jointing tools and the surface shall be finished with a belt, broom, burlap or other textured surface to avoid a smooth trowel surface.
4. Enforcement curing – surface shall be sprayed with white cure compound immediately after surface texturing is completed.
5. Refer to drawing on reverse of this document for further details.

Curb Cuts & Driveways

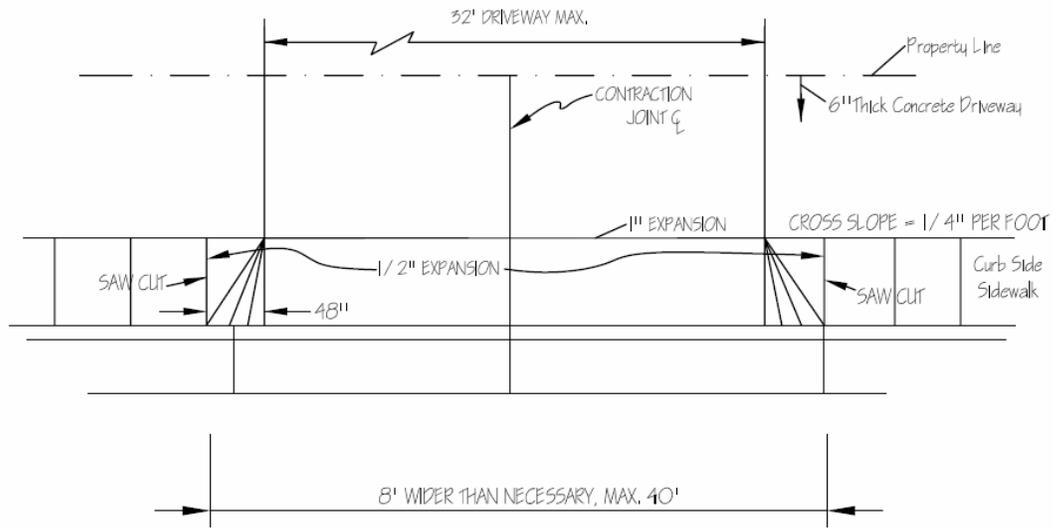
1. All driveways shall be at least six (6”) inches thick, starting at the property line continuing to the street.
2. All driveways shall have expansion joints (1” thick) installed. (Refer to drawing on reverse of this document for detail)
3. Contraction joints as specified (Refer to drawing on reverse of this document for detail)
4. All new or replacement curb cuts must extend into the street a minimum of thirty (30”) inches. Some exceptions apply.
5. Maximum curb cut shall be forty (40’) feet, including all flaring at the curb.
6. No Curb cut is allowed closer than twenty (20’) feet from any intersection without prior approval.

Sidewalks

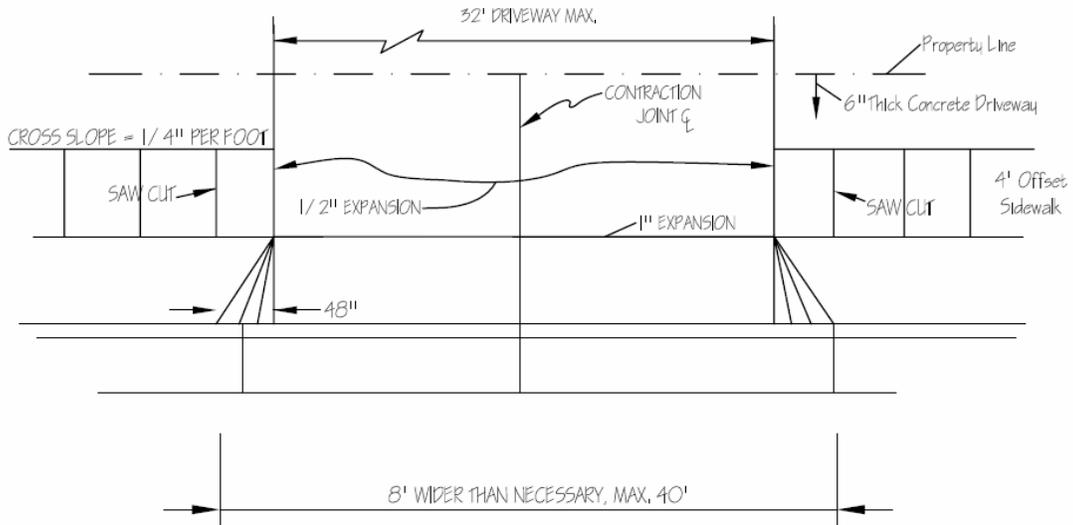
1. All sidewalks in blocks with improved streets shall have their outer edge four (4’) feet from the backside of the curb, subject to the following exceptions and conditions:
(A) Where there is an existing sidewalk on the same side of the street, within the same block, then the new sidewalk shall be built in line with the existing sidewalk.
2. All Sidewalks shall be four (4’) feet wide (minimum) and four (4”) inches thick (Minimum), except at driveways where the sidewalk shall be at least six (6”) inches thick.
(A) Sidewalks required by City Ordinance to be wider must comply with all regulations.
3. All sidewalks must have a cross slope of one-fourth (1/4) to one (1) foot of width maximum, and the slope must be towards the street.
4. All grades will be such as to match the adjoining existing curbs, sidewalks or drives in each individual construction area or as set by the City Engineer if above stated improvements do not exist.
5. All sidewalks must have expansion joints (1/2” thick) where said new sidewalk abuts another sidewalk, concrete driveway or radius of a curb.
6. All sidewalks crossing a driveway shall conform to the driveway requirements.

All questions may be directed to the Community Planning & Building Inspections Department at (402) 228-5250.

STANDARD RESIDENTIAL DRIVEWAY CURB SIDE SIDEWALK



STANDARD RESIDENTIAL DRIVEWAY 4' OFFSET SIDE SIDEWALK



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