



Curb-cut/Driveway Application

Property Owner Information

Name: _____ Tax Schedule No. _____

Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

Check ONE option for the following questions:

Type of Construction: Low Residential (24' max width) High Residential/Commercial/Retail (36' max width)

Curb-cut/Driveway: New second driveway* Modifying existing or new* Circular

Access Type: Unrestricted Gated or Fenced

Alley Access: Yes No

Contact the City Forestry Division at (719) 385-5942 if it is necessary to disturb trees or roots in the public rights-of-way.

Brief Description and purpose:

Proposed start date: _____

Nearest Street Intersection: _____ & _____

CONTRACTOR INFORMATION:

Company Name: _____ Phone Number: _____

Have a valid Concrete License with the City Clerk's Office Yes No

Concrete License Number: _____

Company Owner's Name: _____

Company Owner's Signature: _____ Date: _____

Engineering/Traffic Use Only

Reviewed by: _____ Signature: _____

Approved: Yes No Date: _____

Notes:

Curb-cut/Driveway Application Checklist

New secondary driveways and curb-cuts must be approved through the City Engineering and Traffic offices prior to obtaining a concrete permit. This applies to all areas within the City of Colorado Springs. (For locations outside the City limits, please call El Paso County Development Services at (719)520-6300). Please allow 5 business days for the review.

Driveway Standards:

1. Driveway opening width must be 12' to 24' at the curb for low density residential sites and 24' to 36' for high density residential and/or commercial sites. (Does not include the wings)
2. A 5' setback from the adjacent property lines is required for low density residential, and 20' setback for high density residential and/or commercial sites.
3. The driveway must be a minimum of 20' to the garage (from the front property line or back of sidewalk, whichever is nearest to the garage). 10' to an alley (from rear property line).
4. Circular Driveways shall be separated by a minimum of 30' at their closest point.

Drawing Requirements

- a. Name, address, and phone number of applicant/owner
- b. A 1"=10' or 1"=20' scaled (engineer) drawing of site. Include existing and proposed driveway(s), gates, fences, and adjacent streets.
- c. Physical address of property
- d. Tax Schedule Number (TSN)
- e. Cover Sheet (page 1)

Once this application is approved, the contractor will need to take a copy to City Engineering Inspections at 2880 International Circle, Suite 200-1 to pay and pick up the concrete permit.

The following criteria are from the Engineering Criteria Manual, Section III, Traffic Criteria Manual.

Section 4.5 Residential Driveway Sight Distance.

The previous sight distance criteria does not apply to single-family back-out drives where sight distance will be provided based on location of the drivers eye when commencing the back-out maneuver. To provide sight distance from driveways to both the street and sidewalk items taller than three (3) feet should not be placed within five (5) feet of the edge of driveway. This restriction extends from the edge of street to ten (10) feet behind the back of sidewalk. This restriction includes solid surface fences and large shrubs. Utility poles, fire hydrants, openly spaced trees, and traffic devices are allowable if visual obstruction is minimal.

Section 5.0 Intersection Spacing.

Each high density residential and commercial access should be separated at a minimum by a distance equal to the stopping sight distance described in the **Table of Traffic**

Engineering Design Standards in Section 15. When deceleration or acceleration lanes are or will be required, it is desirable that the accesses be separated by a sufficient distance so that the speed change lanes including transition tapers do not overlap. Access should not be planned within the acceleration, deceleration, taper or storage lengths of other access points or intersections. Refer to **Figures 2 and 3**. The center of commercial/multi-family accesses not in alignment will normally be offset a minimum of one hundred fifty feet (150') on all local and collector streets; three hundred feet (300') on all arterials. The off-set of intersections may need to be adjusted to accommodate adequate left turn storage length.

Figure 2

Low Density Residential Driveways

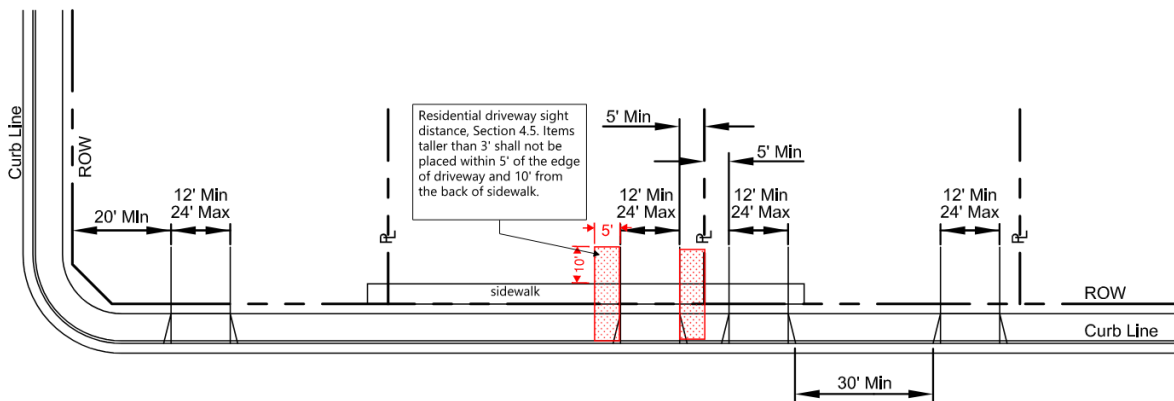
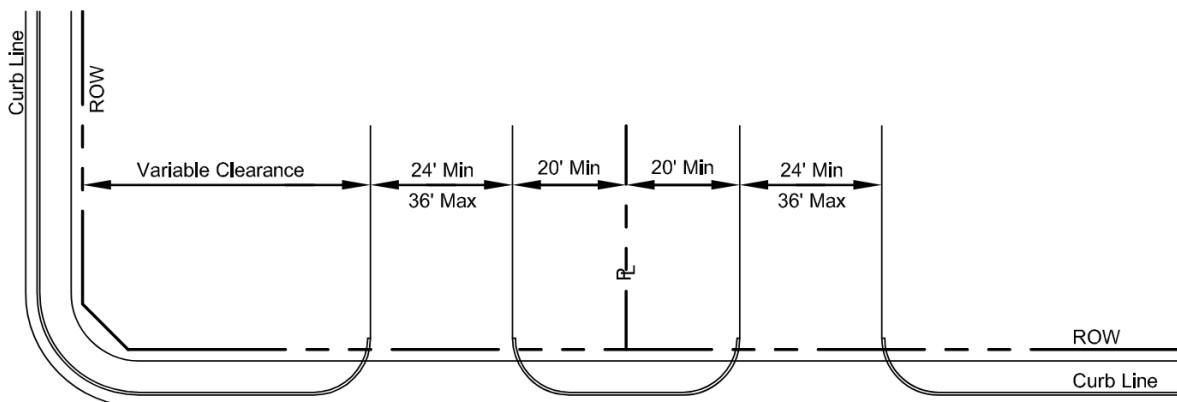
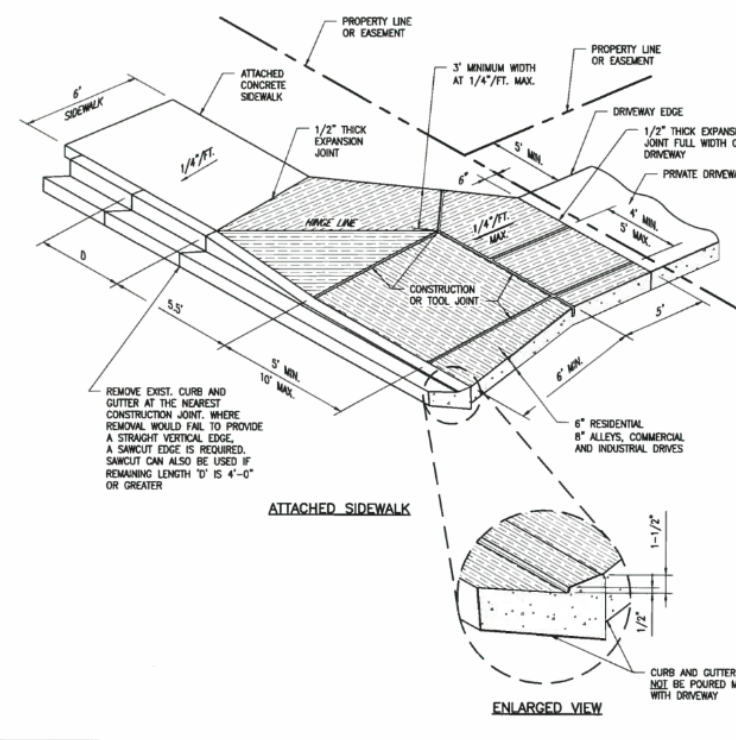


Figure 3



Multi Family Residential Driveways and Commercial Accesses

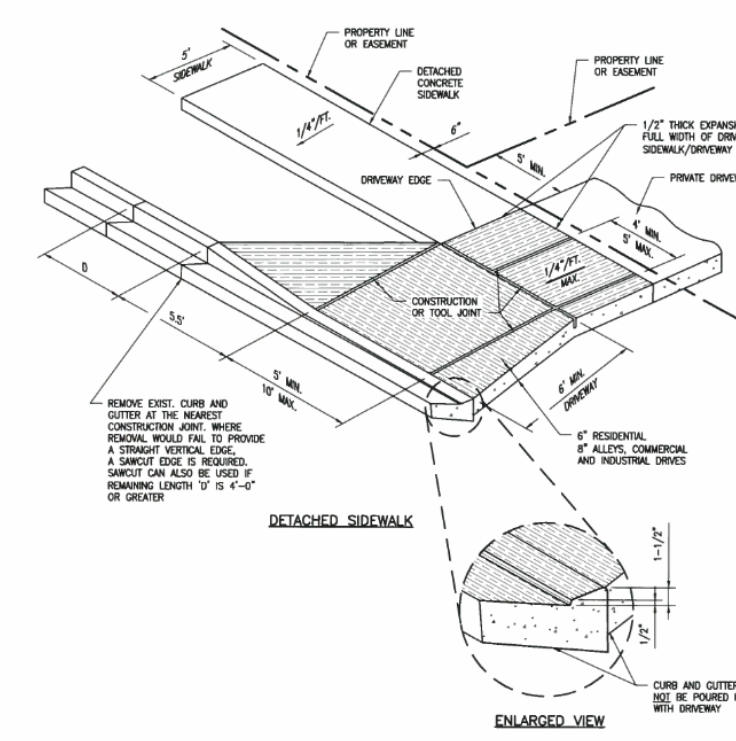




NOTES:



- ALL ALLEYS, COMMERCIAL, OR INDUSTRIAL DRIVE ENTRANCES REQUIRE 8" REINFORCED CONCRETE TO INCLUDE CURB AND GUTTER, WITH #4 REBAR AT 18" O.C.E.W.
- ALL TOOL JOINTS SHALL BE A MINIMUM OF 1-1/2" DEEP.
- WHEN REPLACING EXISTING CURB AND GUTTER WITH NEW DRIVEWAY, ENTIRE CURB AND GUTTER SECTION SHALL BE REMOVED AND REPLACED WITH CURB AND GUTTER (VARIABLE-CURB-HEIGHT) AS SHOWN. DO NOT BREAK CURB FROM GUTTER SECTION. MACHINE SAWCUT IS ALLOWABLE.
- FLARED PORTION OF DRIVEWAY SHALL BE POURED MONOLITHIC WITH MAIN RECTANGULAR PORTION OF DRIVEWAY.
- WHERE THERE IS MORE THAN ONE DRIVEWAY ON A LOT, A MINIMUM OF 30' OF FULL CURB SHALL BE PROVIDED BETWEEN DRIVEWAYS.
- WHERE EXISTING SIDEWALK IS IN PLACE, AND ITS THICKNESS IS LESS THAN 6" (RESIDENTIAL) OR 8" (COMMERCIAL, INDUSTRIAL, OR ALLEY), THE SIDEWALK THROUGH THE DRIVEWAY SHALL BE REMOVED AND REPLACED WITH PORTLAND CEMENT CONCRETE, 6" (RESIDENTIAL) OR 8" (COMMERCIAL, INDUSTRIAL, ALLEY) IN THICKNESS.
- ALL EXCAVATION, EMBANKMENT AND CONCRETE SHALL BE IN ACCORDANCE WITH CITY STANDARD SPECIFICATIONS.
- ALL PROVISIONS OF THE CITY TRAFFIC CRITERIA MANUAL SHALL BE MET, WITH REGARD TO MINIMUM SETBACK FROM INTERSECTION AND SIDE PROPERTY LINES, MINIMUM SPACING, MAXIMUM WIDTH, ETC.
- WHEN A DRIVEWAY IS TO BE TAKEN OUT OF SERVICE, THE ENTIRE LENGTH OF CURB AND GUTTER (VARIABLE-CURB-HEIGHT) SHALL BE REMOVED AND REPLACED WITH NEW CURB AND GUTTER. DO NOT PLACE NEW CURB HEAD ON EXISTING VARIABLE-CURB-HEIGHT CURB AND GUTTER.
- IN RETROFIT SITUATIONS, MATCH EXISTING SIDEWALK WIDTHS.
- A MINIMUM 2" PAVEMENT SAWCUT/PATCHBACK IS REQUIRED IN RETROFIT SITUATIONS.
- DRIVEWAY AND WALL SHALL BE PLACED ON 6" OF SUITABLE SUBGRADE.

	STANDARD DRIVEWAY WITH ATTACHED WALK DETAIL	ISSUED: <u>10/2017</u> REVISED: <u>-</u>
APPROVED BY:  CITY ENGINEER		DRAWING NO. D-16A



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