



COMMUNITY DEVELOPMENT

Building & Construction Division • Permits & Inspections

City Hall • 215 Sycamore St Muscatine, IA 52761

563.262.4141 • www.muscatineiowa.gov

HARD SURFACING REQUIREMENTS

Per Muscatine City Code, all areas intended for vehicular use including but not limited to driveways, drive lanes, garages, parking lots are required to be hard surfaced such as concrete or cement. Grave, crushed stone, dirt, or chip seal are not permitted hard surfacing materials. As your project's scope of work indicates possible vehicular use, please review the code sections below which detail the hard surfacing requirements and sign the acknowledgment.

CITY CODE SECTIONS

10-27-8 Standards for All Parking Lots, Garages, Drive Lanes, and Driveways

All areas intended for vehicular use, including but not limited to parking lots, garages, drive lanes, and driveways shall conform to the following improvement and maintenance standards:

- A. All parking areas, drives, lanes, aisles, loading spaces and any other outdoor spaces that accommodate vehicles shall be hard surfaced with materials such as Portland Concrete Cement or Asphaltic concrete (Asphalt), and shall be maintained so as to provide a durable pavement surface free of dust, weeds, and standing water.
- B. Portland Concrete Cement or Asphaltic concrete (Asphalt) hard surfacing shall meet all the following standards and shall be constructed to have the minimum pavement structural number as follows:
 - 1. Areas subjected to only automobile loading: 2.5
 - 2. Areas subjected to truck loading: 3.0.
- C. Gravel, crushed stone, dirt, chip seal, oil, sand or other such surfacing materials shall not be permitted.
- D. Other type of types of hard surfacing, that are not specifically prohibited, which create a durable pavement surface free of dust, weeds, and standing water, may be permitted if the material and specifications are approved in advance by the City of Muscatine.
- E. Adequate provision shall be made for the disposal of storm water so that water will not flow onto adjoining property or adjacent sidewalks in a quantity or manner that would be detrimental thereto, or inconvenient to persons using the sidewalk.
- F. A structurally sound wall or other abutment approved by the City Engineer to ensure safety shall be installed around each side of the parking lot wherever necessary to prevent the washing of soil to and from adjoining property, and a wall or screen of such height and character as are necessary for adequate screening of the parking lot from adjacent property shall also be provided to meet requirements of the City Engineer.
- G. The location and width of entrances and exits to and from the lot or garage shall be as determined by the City Engineer, but there shall not be more than one entrance and one exit, or one combined entrance or exit, along any one street, unless the same is deemed necessary by the City Council for the alleviation of traffic congestion and interference of traffic movement along such street.

ACKNOWLEDGMENT

I hereby acknowledge that I have reviewed the City's hard surfacing requirements for vehicular parking and/or use in its entirety. I certify that I understand that, as the property owner, I am responsible for fulfilling these requirements at my own expense prior to utilizing an intended area for vehicular parking and/or use.

PROJECT ADDRESS: _____

SIGNATURE: _____

DATE: _____