



# DESIGN AND CONSTRUCTION OF DRIVEWAYS WITHIN PUBLIC RIGHT-OF-WAY

## SECTION 5901. GENERAL

5901.1 INTRODUCTION: Section 48-118 of the Code of Laws of the City of Grandview requires promulgation of criteria concerning the placement of driveways within the public right of way. Any person, firm, or corporation proposing to construct any driveway improvement within the City shall apply to the City Engineer for approval of the location, dimensions, design, construction methods, and materials of such construction. Plans shall be submitted to the office of the City Engineer for approval and shall include all information as may be required or described hereinafter. No work, other than maintenance, shall be done prior to obtaining a Driveway Permit.

The Code of Laws may be accessed at this web <https://library.municode.com/index.aspx?clientId=10089> or by contacting the City Clerk.

### 5901.2 DEFINITIONS:

1. RESIDENTIAL DRIVEWAY. A driveway providing access to a parking area with the capacity for six (6) or less vehicles that serves a residential structure.
2. COMMERCIAL DRIVEWAY. A driveway providing access to property located within a commercial, service, or industrial zone whose majority of traffic is employees and customers; or a driveway providing access to a parking lot with the capacity for more than six (6) vehicles that serves a residential structure.
3. INDUSTRIAL DRIVEWAY. A driveway providing access to property located within commercial or industrial zones whose majority of traffic is semi-trailer trucks. Provides access to loading docks.
4. MAINTENANCE. A surface treatment to improve the appearance or driveability, and/or seal the surface from moisture. A full depth repair not involving more than 50% of the driveway or any of the curb and gutter.

## SECTION 5902. MATERIAL FOR CONSTRUCTION

5902.1 SCOPE: The following materials and related information are acceptable for driveway construction within the Right-of-Way.

### 5902.2 PAVEMENT:

1. Driveways abutting streets with concrete curb and gutter, shall be constructed of concrete. Specific design requirements depend on driveway type.
  - A. Residential driveways shall be a minimum of six (6) inches non-reinforced concrete KCM MB. The concrete shall be a commercial air-entrained mix designed to have a minimum compressive strength of 4000 psi with a maximum slump of 4 inches.

- B. Commercial/Industrial driveways shall be a minimum of eight (8) inches non-reinforced concrete KCMMB. The concrete shall be a commercial air-entrained mix designed to have a minimum compressive strength of 4000 psi with a maximum slump of 4 inches.
2. Driveways abutting streets without concrete curb and gutter, the following may be used in lieu of concrete:
- A. Residential Driveway - six (6) inches (minimum) of full depth asphaltic concrete over 9” compacted subgrade or 6” Aggregate Base.
  - B. Commercial/Industrial Driveway - eight (8) inches (minimum) of full depth asphaltic concrete over 9” compacted subgrade or 6” Aggregate Base.

**5902.3 CURB AND CURB AND GUTTER:** Concrete shall conform to the requirements of KCMMB.

**5902.4 PIPE:** All pipe necessary for the driveway shall be R.C.P. Class III, R.C.P. Class HE-III, HDPE dual wall, or PVC dual wall.

### **SECTION 5903. CONSTRUCTION**

**5903.1 SCOPE:** All work within public Right-of-Way shall conform to applicable City standards. Transition to existing curb or curb and gutter shall be made at saw joints in existing curb or at existing expansion joints. Construction and expansion joints, dimension, elevations, and surface finish shall match as closely as possible that of existing adjacent curb and gutter. Expansion joints shall be placed where new curbing abuts existing curbing.

### **SECTION 5904. EDGE CURB**

**5904.1 SCOPE:** Concrete curbing shall be provided on perimeter of parking areas adjacent to the Right-of-Way of public streets. Curbing shall have a vertical face and shall be securely connected to the pavement to prevent movement. Curbs may be constructed as poured in place or may be precast concrete (bumper blocks). In all cases, the type and construction of curbing to be used shall be approved by the City Engineer prior to construction.

### **SECTION 5905. EXISTING DRIVEWAYS**

**5905.1 RECONSTRUCTION:** Reconstruction is the full depth removal and replacement of more than 50% of an existing driveway. Existing residential driveways may be reconstructed to the original grade and width. Existing commercial/industrial may be reconstructed to the original width and but the grade must be adjusted to allow for a five (5) foot wide sidewalk crossing at a 2% cross-slope for existing or future sidewalk locations. The new driveway shall be constructed of materials as listed in Section 5902.

**5905.2 WIDENING OF EXISTING DRIVEWAYS:** The expansion of width of a residential driveway shall follow the guidelines of SECTION 5905.1 RECONSTRUCTION. The expansion of width of a commercial/industrial driveway shall follow the guidelines of SECTION 5902. MATERIAL FOR CONSTRUCTION and SECTION 5906.2 COMMERCIAL OR INDUSTRIAL. This section pertains only to that area within the right of way. Any expansion on private property must comply with the City of Grandview

**SECTION 5906. LOCATION AND WIDTH REQUIREMENTS**

**5906.1 SCOPE:** The following requirements shall be followed in determining the location and size of the driveway.

**5906.2 COMMERCIAL OR INDUSTRIAL:** Each commercial or industrial property shall be allowed at least one driveway approach but may have more as long as the total maximum summation of the widths of all driveway approaches upon the property does not exceed thirty percent (30%) of the length of the real property that fronts the abutting City Street. Should more than one driveway approach be desired, there shall be not less than fifty-five feet between the inside edges of each driveway approach measured at the right of way line. In addition to the above, the following dimensions shall govern construction of driveway approaches:

1. **WIDTH OF DRIVEWAY APPROACH.**
  - A. **COMMERCIAL DRIVEWAY APPROACH.** The width of commercial driveway approaches shall not exceed thirty-five feet (35) or be less than twenty-five feet (25) measured parallel to the centerline of the street at the property lines for two-way driveway approaches; provided, however, that commercial property may be allowed to have a driveway approach not exceeding fifty-two feet (52), if said driveway approach does not exceed thirty percent (30%) of the length of the real property abutting the adjacent City street and a four foot (4) raised median is placed within such driveway approach to divide the entrance and exit lane(s). The minimum width of a one-way driveway shall be sixteen feet (16).
  - B. **INDUSTRIAL DRIVEWAY APPROACH.** The width of industrial driveway approached shall not exceed sixty feet (60) or be less than twenty-five feet (25) measured parallel to the centerline of the street at the property lines for two-way driveway approaches; provided that the minimum width for one-way driveways shall be sixteen feet (16).
2. **CORNER OF ADJACENT PROPERTY LINE OFFSET.**
  - A. **STREET INTERSECTION - RIGHT-OF-WAY.** When commercial or industrial driveway approaches are located at or near a street intersection, in no case shall the distance from the intersection property corner be less than fifty feet (50) to the near line of the nearest driveway approach, as extended to the street curb or pavement edge. The dimensions in Table 5-1 are to be followed except in unusual cases.
  - B. **PRIVATE PROPERTY.** No commercial or industrial driveway approach shall be constructed closer to the property line than twenty-five (25) feet as measured along the right of way line.
3. **TURNING RADII.** Driveway approaches shall have a minimum radii of fifteen feet (15). Larger radii are recommended for driveways expected to handle truck traffic.

**5906.3 RESIDENTIAL.** Each residential property shall be allowed at least one driveway.

1. **WIDTH.** The minimum width shall be nine feet (9). The maximum width shall be twenty-five feet (25). The width shall be measured parallel to the centerline of the street at the property

line.

2. LOCATION. No residential driveway shall be constructed with access to an arterial street. Exception may be made in the cases of modifying existing driveways (including conversion to a circle drive) and platted lots whose sole access is to an arterial street. Driveways serving corner lots shall be located as far from the intersection as possible.
3. TURNING RADII. A minimum of a five (5) ft by five (5) ft rectangle shall be placed abutting the street and driveway on each side the driveway to allow for turning onto/off of the driveway.

5906.4 SAFE SIGHT DISTANCE. All driveways shall be located such that a safe sight distance is provided.

5906.5 MUTUAL ACCESS DRIVEWAY. If mutual access easements exist, SECTION 5906.2.2.B-2 shall be waived so that a commercial or industrial driveway may be located across a property line. All other requirements of SECTION 5906 shall be followed.

## **SECTION 5907. PUBLIC IMPROVEMENTS**

5907.1 SCOPE. In case of conflicts with existing or proposed public improvements, this Section shall govern.

5907.2 SIDEWALKS. In areas mutually used as sidewalk and driveway, the requirements of sidewalks shall supercede the requirements of the driveway. All mutually used areas shall be constructed of non-reinforced portland cement concrete at the same thickness as the driveway. The maximum cross-slope of the sidewalk shall be 2%. Asphalt overlays of the sidewalk area shall not be permitted without the written consent of the Director of Public Works.

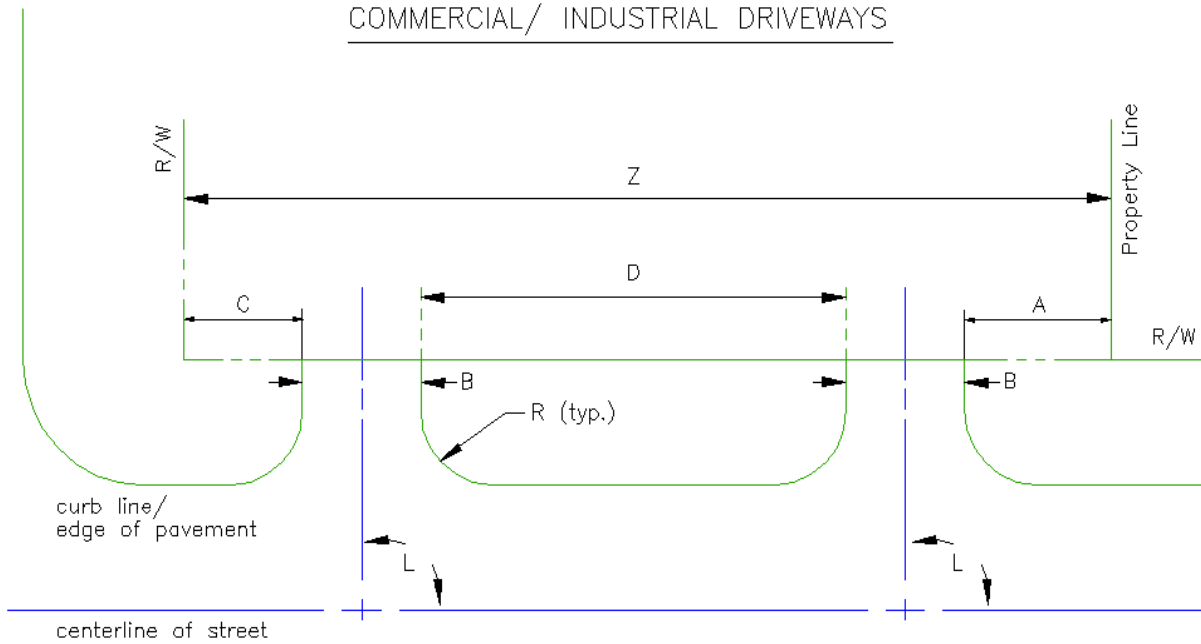
## **SECTION 5908. PLAN REQUIREMENTS**

5908.1 PLAN SUBMITTAL. A plan showing driveway dimensions, location in relationships to property lines, streets, other driveways (both on and off the property) and cross sectional view shall be submitted at the time of application for a Driveway Permit.

5908.2 STANDARD DRAWING. The standard drawings of the City shall be used as guidelines for construction of the driveway.

5908.3 CONSTRUCTION ON PUBLIC RIGHT-OF-WAY UNDER STATE JURISDICTION OR CONTROL. All construction within Right-of-Way under the control or jurisdiction of the State of Missouri shall be reviewed and approved by the appropriate State Agency prior to submittal of the plans to the City of Grandview. Plans submitted to the City of Grandview for review shall reflect all changes or corrections as required by that State Agency and also outlined on the approved State Permit.

COMMERCIAL/ INDUSTRIAL DRIVEWAYS



A -

distance from side property line – measured along right of way line

B – driveway width – measured at right of way line

C – distance from right of way corner measured along right of way line

D – distance between driveways measured at right of way line

Z – lot frontage

USAGE	A	B			C			D	L	R
		Two-way		One-way	Local Street	Collector Street	Arterial Street			
		Min	Max	Min	Min.					
Commercial	25'	25'	35'*	16'	75'	75'	125'	55'	80°-100°	15'
Industrial	25'	25'	60'	16'	75'	75'	125'	55'	80°-100°	15'

NOTE: The total summation of B shall not exceed 30% of Z.

\* Maximum may be varied in accordance with Section D. Part 1a.

TABLE 5-1

3/10/2025 ath