



## Driveway Replacement

Requirements for a driveway replacement

- Building Permit
- Plot Plan or Survey with location and dimensions
- Must meet Green Space Requirements (Sec. 15-297)
- Driveway and Curb Cuts are minimum of 2 feet from Property Line
- Driveways on Private Property require minimum 4-inch air entrained concrete
- Inspections
  - **The driveway requires an inspection prior to pouring**
  - The Following will be checked during the inspection  
Location, Dimensions, Depth and Reinforcement Placement

## Driveway Approach Replacement

Requirements for a driveway approach replacement

- The driveway approach is considered to be the first 10 feet from back of curb
- Right of Way Permit
- Plot Plan or Survey with location and dimensions
- Copy of General Liability Insurance
- Locate ticket number from OneCall
- Driveway Approach and Curb Cuts are minimum of 2 feet from Property Line
- Driveway Approach is to be 6" KCMMB 4K concrete (documentation required)
- Inspections
  - **The driveway approach requires an inspection prior to pouring**
  - The Following will be checked during the inspection  
Location, Dimensions, Depth and Reinforcement Placement

Questions contact City Hall (913) 262-0350 x 0 or Public Works (913) 722-2822

### **DRIVEWAY APPROACH NOTES:**

- Driveway approach is to be 6" KCMMB 4K concrete. (documentation required)
- No coloring or stamping is permitted.
- Driveways within the City right-of-way may be constructed with material other than concrete only if a driveway agreement is obtained from Public Works Department and signed by all owners of the property.
- All joints shall be right angles to the alignment of the curbing and sidewalk unless otherwise noted.
- The concrete surfaces of curb and gutter, sidewalk and driveways shall be finished with a float and broomed.
- All flatwork edges shall be finished with a smooth edging tool to give "picture frame" appearance.
- If the offset dimension from the back of curb to sidewalk is less than 5', the width of the wing shall be 3' and the length shall equal the offset dimension
- If there is no sidewalk or the offset dimension is greater than or equal to 5', the maximum wing dimensions are 3' wide x 5' long.
- The Driveway details are attached for reference or see the Right of Way Restoration Manual for more information.

### **SIDEWALK NOTES:**

- Sidewalks within City right-of-way must be constructed with concrete only
- All sidewalk through drives shall be placed 6" deep.
- Sidewalk through a driveway shall be finished as sidewalk, not driveway.
- All sidewalks shall comply with the latest requirements of the Public Right of Way Accessibility Guidelines (PROWAG)
- The Sidewalk details are attached or see the Right of Way Restoration Manual for more information.

### **CURB & GUTTER NOTES:**

- 3 - #4x2' smooth epoxy coated dowels with 1/2" expansion to be placed where new curb matches existing curb.
- 1/2" Expansion Joints with 5/8" diameter spacing x 2' smooth dowels shall be placed at radius points and at 150' intervals.
- 1" deep Contraction Joints shall be installed at approximately 10' intervals. These joints shall pass across the entire curb section.
- Fix dowels with bar supports.
- Depth of curb shall be a minimum of 8" through the handicap access ramp.
- Any existing pavement that is removed due to curb construction shall conform to the Street Repair section found in the Right of Way Restoration Manual.
- Re-grade the area behind curb to drain providing additional topsoil. Sod or seed disturbed area.
- When drain tile exist in curb that is removed, the drain must be updated to meet the Sump Pump Discharge Policy.
- The curb & gutter details are attached or see the Right of Way Restoration Manual for more information

Sec. 15-297. - Site design standards.

- (2) *Greenspace requirement.* The following greenspace requirements provide environmental and aesthetic benefits through landscape design.
- a. All lots up to ten thousand (10,000) square feet, the following shall apply:
    1. At least sixty percent (60%) of a lot shall be permeable and uncovered surface.
    2. At least sixty percent (60%) of the lot in front of the front building line shall be permeable and uncovered surface.
  - b. Lots greater than ten thousand (10,000) square feet but less than thirty thousand (30,000) square feet, the following shall apply:
    1. The first ten thousand (10,000) square feet: At least sixty percent (60%) of a lot shall be permeable and uncovered surface;
    2. The first ten thousand (10,000) square feet: At least sixty percent (60%) of a lot in front of the front building line shall be permeable and uncovered surface;
    3. Remaining square footage less than thirty thousand (30,000) square feet: At least seventy-five percent (75%) of a lot shall be permeable and uncovered surface.

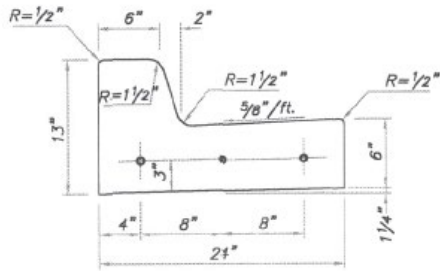
Example: 11,600 square foot lot  
10,000 square feet x 60% = 6,000 square feet  
1,600 square feet x 75% = 1,200 square feet  
6,000 + 1,200 = 7,200 square feet of greenspace required

- c. Lots greater than thirty thousand (30,000) square feet, the following shall apply:
  1. The first ten thousand (10,000) square feet: At least sixty percent (60%) of a lot shall be permeable and uncovered surface;
  2. The first ten thousand (10,000) square feet: At least sixty percent (60%) of a lot in front of the front building line shall be permeable and uncovered surface;
  3. The square footage greater than ten thousand (10,000) but less than thirty thousand (30,000) square feet: At least seventy-five percent (75%) of a lot shall be permeable and uncovered surface.
  4. The square footage greater than thirty thousand (30,000): One hundred percent (100%) shall be permeable and uncovered surface.

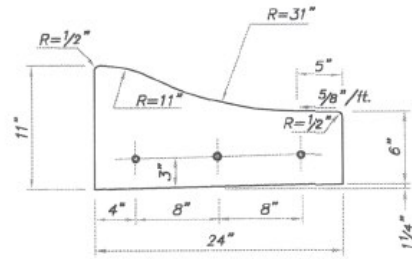
Example: 31,200 square foot lot  
10,000 square feet x 60% = 6,000 square feet  
20,000 square feet x 75% = 15,000 square feet  
1,200 square feet x 100% = 1,200 square feet  
6,000 + 15,000 + 1,200 = 22,200 square feet of greenspace required

- d. Exclusions. Permeable or uncovered surfaces recessed within the perimeter of the building footprint or any permeable surface less than four feet (4') in any dimension shall not count towards this requirement.

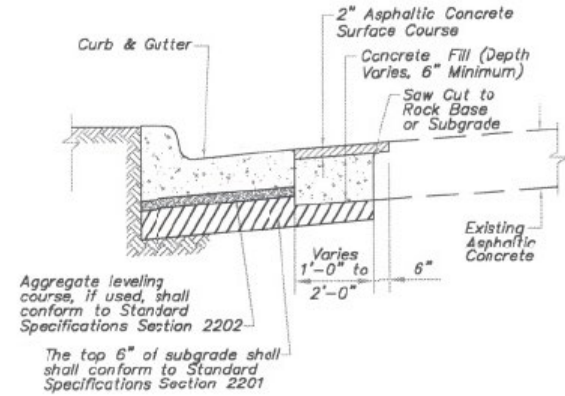
- (3) *Curb cuts and driveways.* The following driveway standards preserve the streetscape, maintain greenspace along the frontages and integrate driveways into the natural terrain and landscape, by keeping them as narrow as practical closer to the streetscape.
- a. *Single curb cut.* Each lot shall be entitled to a single curb cut that corresponds to a driveway to the dwelling unit's garage or alternative enclosed vehicle parking space. No such curb cut and driveway shall exceed twenty percent (20%) of the lot frontage up to twenty (20) feet, except:
1. Lots less than eighty feet (80') in lot frontage may have curb cuts up to a maximum of sixteen (16) feet in width.
  2. An additional three feet (3') may be permitted at the curb cut on each side of the driveway.
  3. Within twenty feet (20') forward of the front building line, the driveway width may be expanded to twenty feet (20') to accommodate garage entrances or parking.
  4. There is no limit to the driveway width behind the front building line, other than by application of the overall lot greenspace requirement. [See Subdivision VII of this division, Figure 15-438-18]
- b. *Multiple curb cuts.* Lots with a lot width of eighty feet (80') or more may be allowed two (2) curb cuts, subject to the following:
1. The driveways corresponding to the two (2) curb cuts must interconnect in an arc or similar fashion, and at least one (1) curb cut must correspond to a driveway to the dwelling unit's garage or alternative enclosed vehicle parking space. A connecting arc driveway is not subject to the lot frontage width limits below; provided, it is no wider than the two (2) connecting driveway portions.
  2. No single curb cut and driveway shall exceed ten percent (10%) of the lot frontage up to twelve feet (12'), except:
    - (a) An additional three feet (3') may be permitted as the curb cut on each side of the driveway.
    - (b) Within twenty feet (20') curb-ward of the front building line, the driveway width may be expanded to twenty feet (20') to accommodate garage entrances or parking.
    - (c) There is no limit to the driveway width beyond the front building line, other than by application of the overall lot greenspace requirement.
  3. There must be at least thirty-six (36) linear feet between the two (2) curb cuts. (Measured along the street curb.)
- c. *Location.* No driveway or curb cut shall be located within two feet (2') of any side yard property line, except in the case of a side yard curb cut entrance for a corner lot, or a shared driveway serving two (2) properties. Driveway width and paved parking areas shall be limited in size by the greenspace requirement in Subsection (a) (2).
- d. *Materials.* Any construction or replacement of driveways shall be with a hard surface material. Gravel, crushed rock or other similar material is not considered hard surfaced material. Curb and driveway materials in the public right-of-way shall also be subject to any applicable right-of-way material requirement. Landscape strips or any landscape islands within driveways that are less than eight feet (8') in any dimension are prohibited.
- e. *Nonconforming.* Any legal nonconforming driveway or curb cut not complying with the above standards may be maintained, repaired or replaced without any modification other than adherence to any applicable right-of-way material requirement; provided, all driveways and curb cuts shall be brought into compliance in the event of a new dwelling unit, or when determined necessary, in the Building Inspector/Code Enforcement Officer's sole discretion, in the event of a substantial addition or remodel.
- f. *KDOT.* In the event any driveway or curb cut is associated with any KDOT project or is otherwise subject to KDOT right-of-way regulation, any conflicting KDOT requirement shall supersede the standards set forth hereinabove.



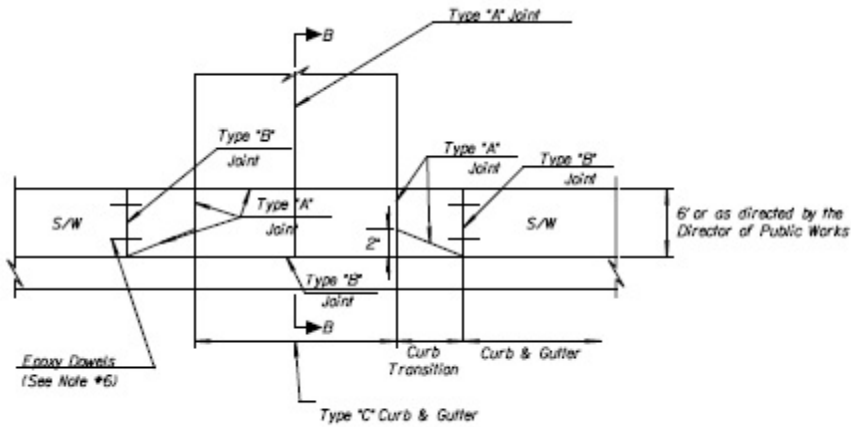
**STRAIGHT BACK CURB & GUTTER**  
(TYPE CG-1)



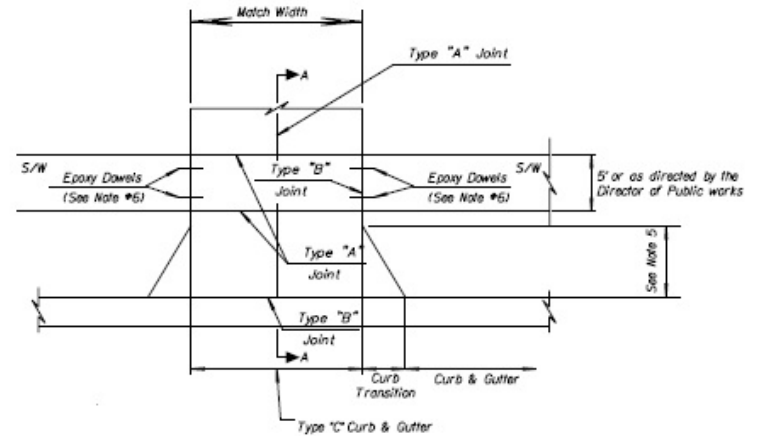
**ROLL BACK CURB & GUTTER**  
(TYPE CG-2)



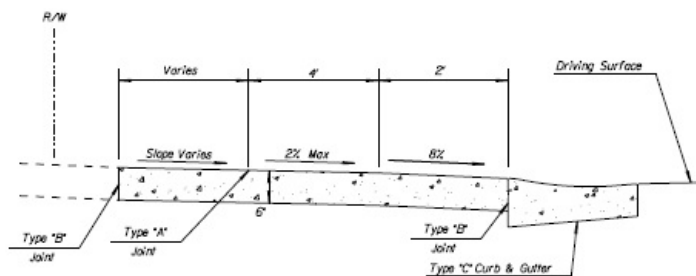
**CURB REPLACEMENT DETAIL**



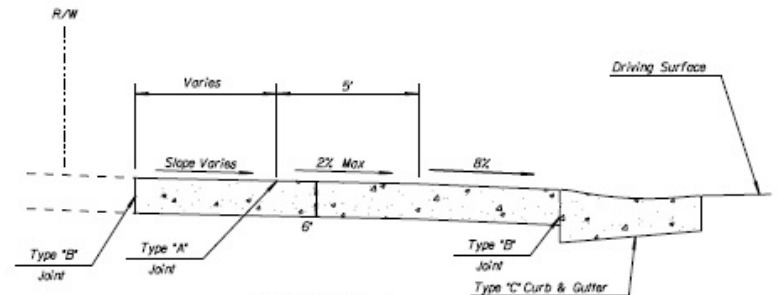
**SIDEWALK PLAN ADJACENT TO ROADWAY**  
NOT TO SCALE



**SIDEWALK PLAN WITH GREENSPACE**  
NOT TO SCALE



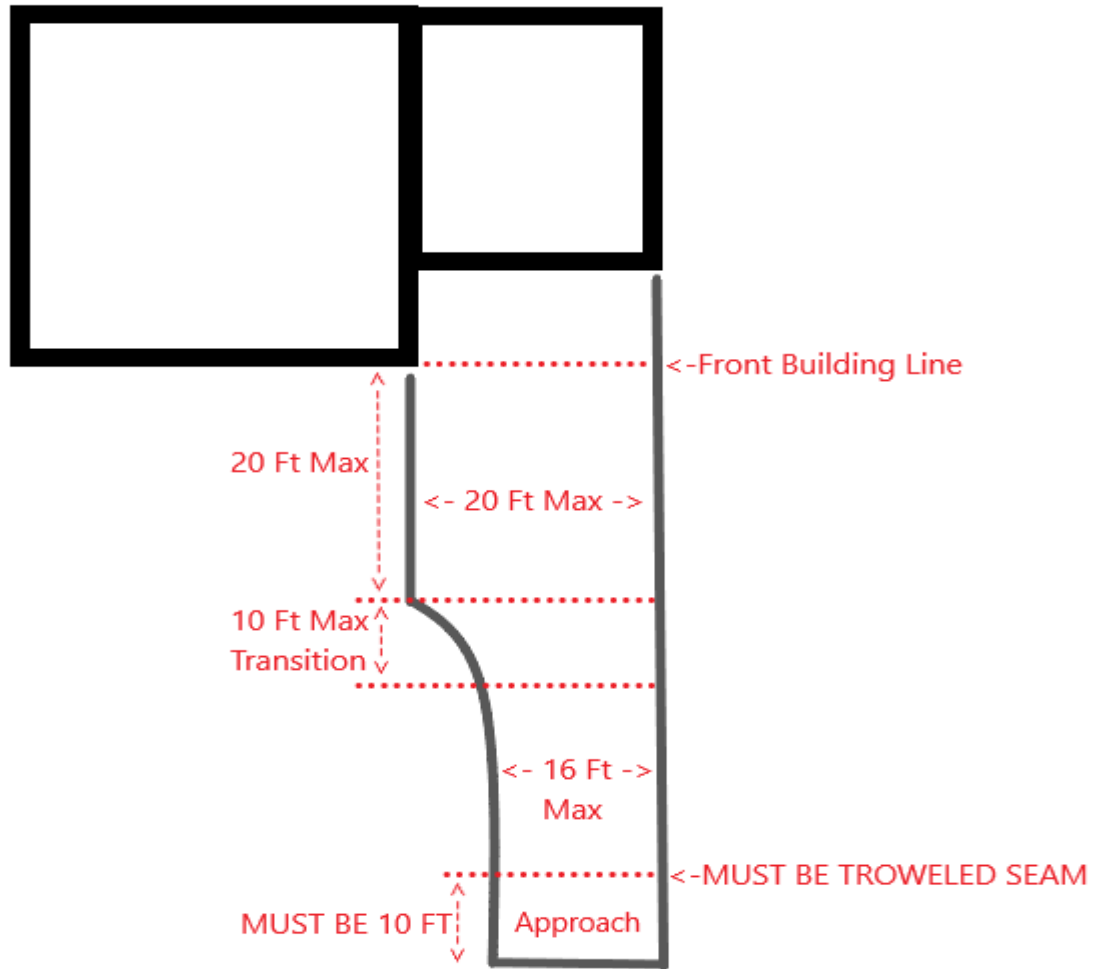
**SECTION B-B**  
NOT TO SCALE



**SECTION A-A**  
NOT TO SCALE

# ALL WORK MUST BE INSPECTED BEFORE CONCRETE IS POURED

## Driveway



## Approach

