

Residential Driveway Approaches and Curb Cuts Information Handout

These guidelines are for the installation of new, replacement and overlays of existing driveway approaches and curbs for single- and two-family residential lots. They do not cover all residential lots or every provision in the *City Code*. For complete information, see the *Bloomington City Code, Chapters 17, 19 and 21* on the City's Web site at BloomingtonMN.gov, keywords: City Code, or call the Engineering Division at 952-563-4870.

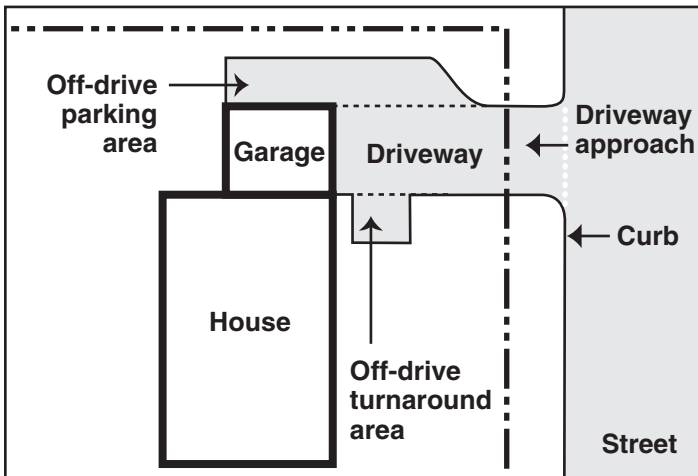
Definitions

Sections 17.01 and 19.03

Driveway - A private drive to an off-street destination such as a garage or parking lot providing access for vehicles from a public way or driveway approach. A driveway does not include off-drive parking or turnaround area.

Driveway approach - An area, between the curb or pavement edge of a public street and the private property line intended to provide access for vehicles from a roadway or a public street to a driveway on private property.

Residential driveway and driveway approach



Driveway approach permits and inspections

Section 17.05, 17.06, 17.09, 17.10 and 21.301.06 (g) and (i)

A permit is required for construction, replacement, overlay or alteration of a residential driveway approach. Applications are available at the Engineering counter in Public Works, 1700 West 98th Street. Contact the Engineering Division for more information.

Applicants for driveway approach permits must be bonded with the City and provide evidence of insurance as outlined in Section 17.05 of the *City Code*:

- \$5,000 Surety bond.
- Public liability insurance of not less than \$100,000 for any one person and \$300,000 for any one accident.
- Property damage insurance of not less than \$100,000.
- City is named co-insured.

An accurate sketch of the proposed work must accompany the application, describing the extent of the current driveway and driveway approach, if any, and the proposed setbacks and slopes of the new or replacement driveway in relationship to other pavement and buildings on the lot.

In cases that involve existing encroachments and difficult drainage issues, an inspection must be done prior to permit issuance.

Work shall not proceed until a driveway approach permit has been issued. All concrete work within the right-of-way requires a form inspection prior to the placement of any concrete. The permit holder shall schedule a form inspection with the Engineering Division with a minimum of 24 hours notice. After all permitted construction and cleanup has been completed, the permit holder shall notify the Engineering Division and request a final inspection for acceptance of the permitted work. Permit holders are required by state law to call Gopher State One at 651-454-0002 to locate buried utility lines a minimum of two days before digging.

Driveway permits

A separate driveway permit may be required from the Planning Division. See *Residential Driveway/Off-Street Parking Information Handout*. For more information call Planning at 952-563-8920.

Surface materials

Sections 17.13

Acceptable materials to pave driveway approach areas include: Portland cement concrete, plant bituminous surface (i.e. asphalt) or stone, brick or concrete pavers that are placed with gaps not exceeding one quarter inch or other material as approved by the City Engineer. Gravel is not permitted.

For driveways constructed of a material other than portland cement or plant bituminous, the landowner will:

- Hold the City harmless for any and all claims for damage or loss of use occurring to the driveway approach or its construction materials.
- Assume sole responsibility for the reconstruction of the driveway approach if the desired reconstruction material is something other than Portland cement concrete or plant bituminous surface, as approved by the Issuing Authority.

Concrete must be 3900 PSI Strength, 4 to 6 percent air entrainment, 3 inch maximum slump. Concrete must not be placed when the air temperature is below 40°F and falling or on any foundation whose temp is 32°F or less or upon frozen sub-grade. Concrete depth must be 6 inches for approach, apron and sidewalk within driveway or driveway approach. All concrete surfaces poured after October 1 must be cured with extreme service membrane or insulation and oil-treated in accordance with *MnDOT Specifications 2521 and 2531*. Reinforcement bars or welded wire fabric are not allowed in the right-of-way.

Location

Sections 17.13 and 21.301.06 (i)

One residential driveway approach is allowed per parcel of land except as provided in *Section 17.13* of the *City Code*.

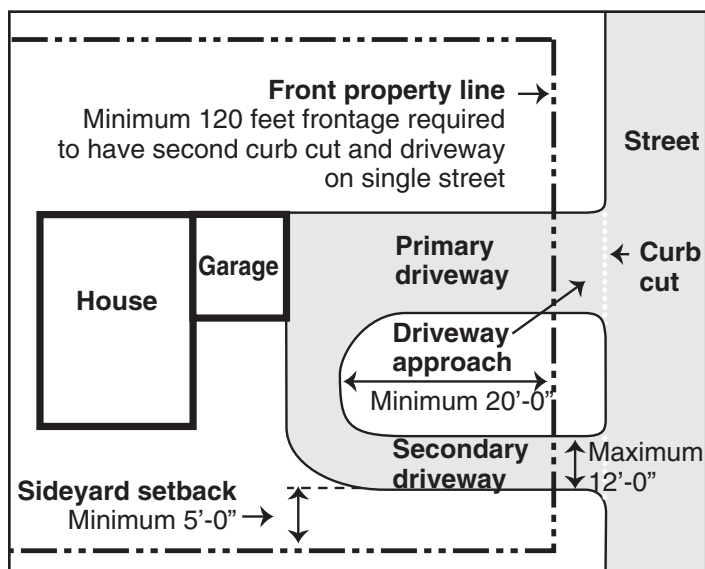
Driveway approaches must not be located:

- Above water service valves (curb stops) or utility cleanouts unless allowed by the Utilities Customer Service Supervisor.
- Within a utility easement where an installed utility is known to exist.

Second curb cut:

- A permit for a second curb cut to a single-family site cannot be issued unless the site has at least 120 feet of frontage along a single public street, or is a corner lot, and complies with the standards of *Section 17* of the *City Code*.
- For corner lots, when two curb cuts are present, each curb cut must be to a separate street unless the site has at least 120 feet of frontage along a single public street.
- In the event a second driveway is installed to service a second garage, the second approach must meet all approach standards.
- More than two curb cuts are prohibited for single- or two-family residential sites.

No portion of the approach, except the curb return, may be constructed within 20 feet of a corner and in no case closer than two feet from the property line extended to the approach curb cut. Refer to the City construction detail for driveway approaches, available at the City's Web site at BloomingtonMN.gov, keywords: Construction details or at the Engineering Division counter in Public Works. Contact the Engineering Division for information.



Residential driveway and approach dimensions

Sections 17.13 and 21.301.06 (i)

Approach dimensions must comply with the applicable City construction detail for driveway approaches.

The width of the approach at the property line for a single- or two-family residential site must not exceed the width of the driveway it connects to. Driveway approach tapers may be added between the property line and the street that add up to six additional feet to the width of the approach at its intersection with the street provided that the approach at no point exceeds a maximum width of 30 feet.

In the event a second curb cut is installed:

- A minimum of 18 feet (one parallel parking space) must separate each driveway approach.
- To serve as a circular driveway approach, the secondary approach is limited to a maximum 12 feet in width at the property line and must meet all other driveway standards.

Nonconforming driveway approaches

Sections 21.301.06 (i)

Legally nonconforming driveways approaches with setbacks less than five feet from a side property line **may be repaired, altered, resurfaced or reconstructed, but not expanded**, subject to the following:

All approach surface water drainage must be directed away from the side property line and the abutting property by a slope, curb, retaining wall or other measure approved by the City Engineer.

Subject to the approval of the City Engineer, driveway approach surface water drainage may be conveyed by a graded swale in a drainage easement(s) drafted and executed by the property owners of record and filed with the registrar of Titles' or Recorder's Office of Hennepin County with proof thereof presented to the Issuing Authority.

An Access at Common Driveway Agreement is required when setbacks from a side or rear property line are zero.

Drainage

Section 21.301.06 (i)

Driveway approaches must be installed with slopes sufficient to drain all water to the street and away from neighboring property. If approved by the City Engineer, back sloping driveway approaches may be installed in conformance with the appropriate City detail which is available at the Engineering Division counter in Public Works, 1700 West 98th Street. Contact the Engineering Division for more information.

Slope

Section 17.13 (c) and 21.301.06 (i)

The driveway approach slope must not exceed 10 percent. Slopes through sidewalks must not exceed ADA requirements of 1:50 or two percent.

Restoration

Care should be taken not to damage the street surface adjacent to the driveway approach and curb area. Any damage to the street surface must be permanently repaired by the permit holder within five calendar days. Restoration must be to the original cross-section with in-kind materials or according to the *Standard Specifications for Construction* (available on the City's Web site at BloomingtonMN.gov, keywords: Standard construction) as determined by the Engineering Division.

Department contacts

Planning	952-563-8920
Engineering	952-563-4870
Utilities Customer Service Supervisor	952-563-8777