

City of Sault Ste. Marie
Supplemental Specifications for Drive/Curb Cut/Culvert Permit

This driveway must be constructed, used, and maintained in accordance with the "Administrative Rules Regulating Driveways, Banners, and Parades on and Over Highways", by the Michigan Department of Transportation (MDOT), effective November 30, 1998, and as amended thereto. A copy of this guideline can be viewed at the city. Excerpts from these rules follow with modifications pertaining to CITY requirements underlined.

Rule 14, (4) Future changes in the use of property abutting a highway (street), such as a change from residential to commercial use ... may require changes in the number, design, or location of driveways The property owner then shall obtain a new permit from the CITY.

LOCATION

Rule 31, (1) A driveway shall be so located that no undue interference with the free movement of highway (street) traffic will result. A driveway shall be so located also to provide the most favorable vision and grade conditions as possible for motorists using the highway (street) and the driveway consistent with development of the site considering proper traffic operations and safety.

(2) A driveway, including the radii but not including the right- turn lanes and tapers, shall be located entirely within the area between the permittee's property lines extended to the centerline of the highway (street). A driveway radius may extend outside of that area only if the adjacent property owner certifies in writing that he/she will permit such extension ...

DEFINITIONS:

Circle Driveway: A private driveway that enters and leaves private property at 2 points within the same frontage.

Field Entrance: A driveway serving a farmyard, cultivated or uncultivated field, timberland or undeveloped land not used for industrial, commercial or residential purposes.

Residential Driveway: A driveway serving a private home.

Utility Structure Driveway: A driveway serving a utility structure such as a pump house or substation which operates automatically and requires only occasional access.

Commercial Driveway: A driveway serving a business or commercial building.

NUMBER OF DRIVEWAYS

Rule 47. The number of residential driveways permitted shall be determined as follows:

- (a) One residential driveway shall be permitted for each platted lot per road or for less than 100 feet of frontage.
- (b) One additional residential driveway may be permitted for residential property for each 70 feet of frontage in excess of the first 100 feet of frontage.
- (c) Two residential driveways may be permitted on the same property, in lieu of the requirements of paragraph (b), to serve a circle driveway if the frontage of the property is 80 feet or more.
- (d) Residential driveways on the same property shall be at least 45 feet apart, center-to-center.
- (e) Commercial driveways should have at least 100 feet spacing from other driveway and 135 from road intersection (or commercial drive on opposite side of the road).

Rule 49. One field entrance may be permitted for each 1000 feet of frontage of cultivated land, timber land or undeveloped land. Additional driveways may be permitted when a single driveway will not provide adequate access due to topographic conditions ...

SURFACING

Rule 51. If a highway (street) is curbed, the following driveway, surfacing and curbing requirements apply: ...

(b) A residential driveway shall be paved between the edge of the pavement and the existing or proposed sidewalk. If there is no existing or proposed sidewalk, the surfacing shall extend at least to 10 feet from the

edge of the pavement. For all areas other than one and two family residential dwelling units, the entire parking area, including parking spaces and maneuvering lanes, shall be paved with a "dust-free" surfacing. For a residential driveway, either curb cuts or curb returns shall be required as determined by the CITY, based on the current CITY standards for curb and gutter.

Rule 52. If a highway (street) is uncurbed, the following driveway surfacing, and curbing requirements apply: ...

- (c) A residential driveway may be paved or surfaced with stabilized gravel (gravel surfaced only allowed for one- and two-family residential dwelling units) and may be curbed or uncurbed.

Rule 53. A field entrance or a utility structure driveway may be surfaced with stabilized gravel (no sod driveway surfaces allowed), and may be uncurbed, as determined by the CITY.

DRAINAGE

Rule 61. (1) A driveway shall be constructed so that it does not adversely affect the highway (street) drainage. The drainage and the stability of the subgrade shall not be altered by driveway construction or roadside development...

- (3) Culvert pipe shall be of a size adequate to carry the anticipated natural flow of the ditch. The culvert shall be no smaller than the nearest upstream culvert nor less than 12 inches inside diameter (upon request prior to application for a permit, the CITY shall determine the diameter of the culvert to be installed). A culvert, catch basin, drainage channel and other drainage structure required within the highway (street) right-of-way shall be manufactured, constructed and installed in accordance with the current department Standard Specifications for Construction (and any additional specification as outlined by the CITY on the permit). The minimum length of the culvert may be determined as the sum of the distance between driveway edges, measured along the ditch line, plus the distances needed to accommodate an embankment slope not to exceed 1 foot vertical for 4 feet horizontal on both sides of the driveway.

DRIVEWAY PROFILE

Rule 63. A driveway profile shall be determined using the following criteria:

- (a) If the highway (street) is uncurbed, the grade of the driveway between the highway (street) edge of pavement and the edge of the shoulder shall conform to the slope of the shoulder.
- (b) If the highway (street) is uncurbed or if the sidewalk is more than 10 feet from the edge of the pavement or if there is no sidewalk
 - (ii) The grade of a residential or utility structure driveway or field entrance shall not exceed 10%.
- (c) If the highway (street) is curbed and if the sidewalk is 10 feet or less from the edge of pavement, the grade of a driveway, except a directional driveway, shall be the grade required to meet the sidewalk elevation; but if that grade would exceed the maximums specified in paragraph (b), the sidewalk shall be either tilted or inclined (per CITY specifications) ...
- (e) Vertical curves, with a min. length of 15 feet, shall be provided at a change of grade of 4% or more.
- (f) If the sidewalk elevation has to be adjusted to meet the driveway, the CITY may require that the sidewalk be inclined at a rate not to exceed 1 foot vertical for every 48 feet horizontal (2%).

The ADA requires that sidewalks be handicap accessible. When constructing a new driveway with existing sidewalk, the sidewalk must remain accessible.

206.2.1 Site Arrival Points. At least one accessible route shall be provided within the site from accessible parking spaces and accessible passenger loading zones; public streets and sidewalks; and public transportation stops to the accessible building or facility entrance they serve.

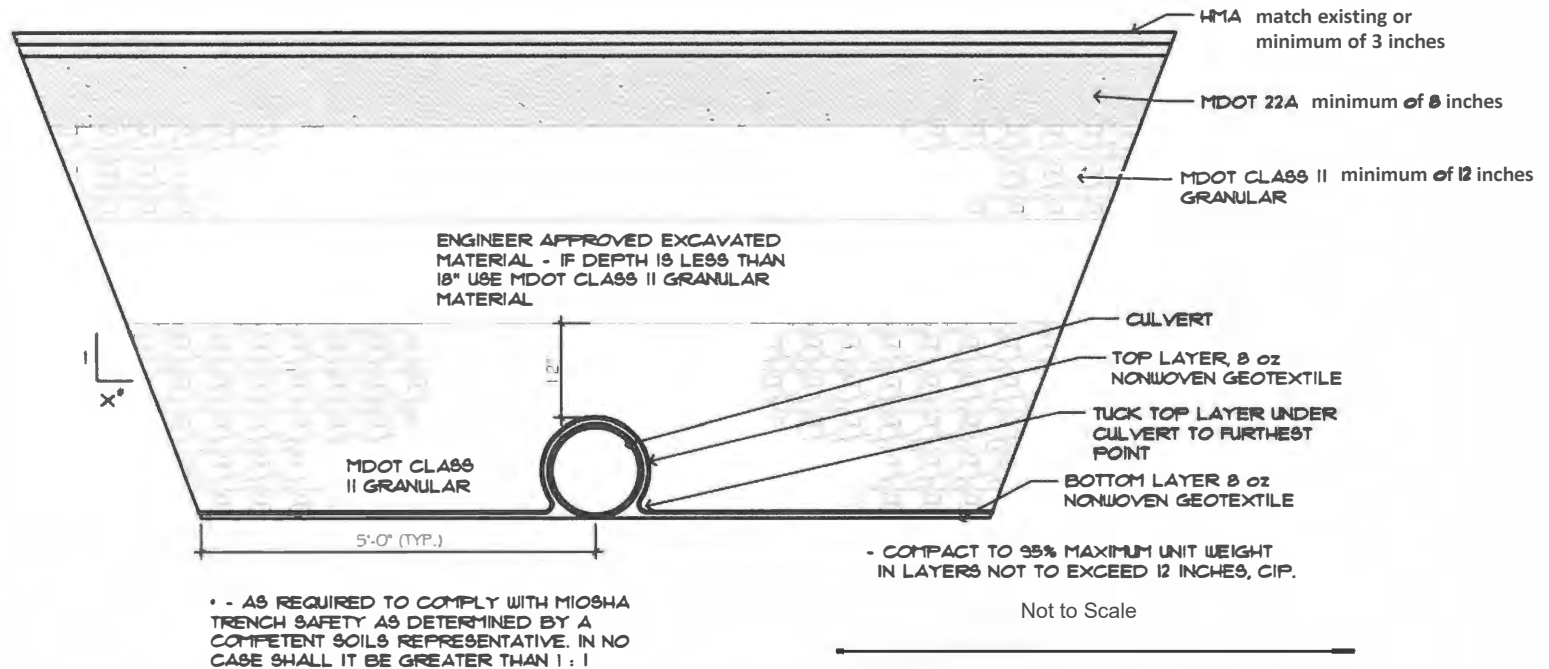
EXCEPTIONS:

2. An accessible route shall not be required between site arrival points and the building or facility entrance if the only means of access between them is a vehicular way not providing pedestrian access.

Source: "2010 ADA Standards for Accessible Design" Department of Justice

Any proposed driveway with safety concerns will be denied.

Culvert Detail



If depth of fill cannot be reached, a reinforced concrete pipe should be used.