

Basic Right-of-Way Construction Details

Sidewalks

Residential: Minimum 4-foot wide and 4-inch thick concrete matching surrounding sidewalk. Minimum 6-inch thick concrete at drive approaches with 6-inch by 6-inch welded wire fabric.

Commercial: Minimum of 5-foot wide, or matching surrounding sidewalk, and 8-inch thick concrete with 6-inch by 6-inch welded wire fabric.

Driveway Approach

Residential: Must be between 12 to 25 feet at street and 6-inch thick concrete with 6-inch by 6-inch welded wire fabric.

Commercial: Must be between 15 to 20 feet for one-way traffic, and 26 to 40 feet for two-way traffic at the right-of-way line. Minimum of 8-inch thick concrete with 6-inch by 6-inch welded wire fabric.

Six inches of AB3 (rock) or similar backfill compacted to 95% density is required for all paved work.

Online Right-of-Way Permits

www.independencemo.org/publicworks

Right-of-Way Inspections

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Traffic Control questions

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Online Right-Of-Way Permits

CITY OF
Independence
MISSOURI

Public Works Department

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Independence, MO 64050

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Right-of-Way

The right-of-way is the area of land that coincides with all City-maintained streets. The right-of-way includes the street and the tracts of land on either side of the street, generally a distance of 10 to 12 feet leading away from the back edge of the street or curb. The City holds right to these areas to control the work done on and near the streets and utilities.

The Permit System

The City of Independence online right-of-way permit system makes it easier and faster to obtain the proper permits to do work in the City's right-of-way. This allows citizens and business owners to obtain permits 24 hours a day, not just during City Hall business hours.

Online Payments

The same rules apply for the online permits as for permits issued at City Hall. Private contractors will be asked to find their business license from the list provided by the City. If you do not have a business license, you must obtain one before attempting any work in Independence. Private citizens must fill out an information form before going on to the permit section. Private citizens are not allowed to attempt any work that involves cutting or repairing any City-owned street.

Cost of Work

The starting cost of a right-of-way permit is \$70, which includes a \$35 permit fee and a \$35 inspection fee. All work done in the right-of-way requires an inspection. The only exception is work done to a private residential driveway approach. The fee for a private drive is \$35.

Additional costs are calculated for multiple openings, openings to streets that have been overlaid in the previous three years, and trenches or openings that are 200 linear feet or longer. For example, a business installing new gas line services to every house on a block must pay a \$70 permit fee each time they cut into the right-of-way.

The Online Permit System allows applicants to enter multiple addresses under one permit, as long as the same work is being done at each address. The fees are automatically figured and totaled at the end of the process. The applicant is responsible to pay fees for any additional work not listed in the permits but undertaken during the construction process.

Work Regulations

There are City Code guidelines for construction and repairs of street, sidewalk, curb, driveway and natural land in the right-of-way. A basic guideline of the regulations is viewable during the permit application process. In addition, a copy is emailed to the permit applicant with a copy of the approved, paid permit.

If construction work requires that traffic be blocked or closed in order for the work to proceed, the applicant will be required to review and follow the City's traffic control guidelines. The guidelines, which are established by state and federal mandate, will be emailed with the approved permit.

More information about work regulations is available in person or by telephone from the Public Works Department.

Work Inspections

All work in the right-of-way, except a residential driveway approach, must be inspected. Inspections of street cut repairs, sidewalk and curb pours, and commercial driveway approaches require an inspection after the work site has been properly backfilled and compacted and the forms are set. Inspections for cuts on natural land require the site to be repaired to its previous condition.