



**General Right-Of-Way Construction Standards**  
City of Independence Municipal Services – Engineering  
111 E. Maple Ave, Independence, MO 64050 (816) 325-7617

**For more detailed information, see the City of Independence Code of Ordinances at:**  
[library.municode.com/mo/independence\\_/codes/code\\_of\\_ordinances](http://library.municode.com/mo/independence_/codes/code_of_ordinances)

1. Contractors and subcontractors are responsible for obtaining a Business License through the City of Independence prior to performing work.
2. Anyone working in the right-of-way shall verify they are in compliance with Franchise or Right-Of-Way Use Agreements with the City, if applicable.
3. Proper erosion control measures shall be set in place prior to any work, in accordance with Chapter 20 Sec. 16 of City Code. Deficient erosion control measures may be cause for work stoppage.
4. The contractor will repair all areas disturbed during work activities to equal or greater condition including proper establishment of vegetated areas.
5. Any street cuts that occur along a corridor that has been paved within the previous thirty-six (36) months will be subject to a full pavement resurfacing in accordance with the Public Works Manual and applicable policies as determined by the City Engineer. The resurfacing will be the full width of the lane and a minimum fifteen (15) feet in length and will be applicable to all street cut locations.
6. Backfill material under areas to be paved, and existing pavement shall meet specifications for APWA untreated aggregate base or APWA Type I base and be compacted to 95% maximum density. Sidewalks and driveways are considered paved areas. Backfill material not under pavement or sidewalk shall be earth fill compacted to 90% maximum density.
7. Three eighths inch (3/8") clean rock shall be used for bedding and cover of sanitary sewer laterals. Four-inch (4") bedding shall be used in soil and six inches (6") in rock. The trench width shall conform to the manufacturer's recommended standards.
8. **Sidewalk replacement:** The entire panel section is to be replaced – Four-inch (4") thickness and matched with existing size and pattern. Concrete mix is to be KCMMB 4K mix with aggregate bedding compaction as stated above.
9. **Driveway replacement:** *No new aggregate or gravel driveways are permitted within the right-of-way.* For concrete driveways each entire panel is to be replaced. Concrete mix is to be KCMMB 4K mix with compaction as stated above for residential and commercial.
  - a. **Residential drives on curbed streets:** Six-inch (6") thickness within right-of-way. Property owner has the option of six (6) gauge six inch by six-inch (6"x6") welded wire fabric or half inch (1/2") rebar on twelve-inch (12") center each way.
  - b. **Residential drives on non-curbed streets:** Can be either asphalt or concrete and must be six-inch (6") thickness within right-of-way.

10. **All commercial drives:** Eight-inch (8") thickness and six (6) gauge six inch by six-inch (6"x6") welded wire fabric or half inch (½") rebar on twelve-inch (12") center placement through entire driveway is required.
11. Asphalt street cut repair requires one foot (1') cutback on all sides of original work area and ten-inch (10") depth. The patch shall match existing road depths or at minimum eight inches (8") of KCMMB 4K mix concrete with a two inch (2") APWA Type V asphalt cap. Concrete base is to be uniformly coated with emulsified asphalt (tack coat) prior to placing asphalt cap.
12. Street cut widths of eight inches (8") or less do not require one foot (1') cut back. Backfill shall be flowable fill. The patch shall match existing road depths or at minimum eight-inch (8") KCMMB 4K mix with a tack coat and two-inch (2") APWA Type V asphalt cap. Full depth concrete patch may be approved upon request and authorization from the City.
13. Concrete street cut shall be saw-cut full depth and doweled using half inch (½") smooth dowels on eighteen-inch (18") centers. The patch shall match existing road depths or at minimum eight inches (8") of KCMMB 4K mix concrete.
14. Incomplete street openings shall have a temporary cold patch or a secured street plate. No street plate is allowed on any street for more than seven (7) days. During snow operations, generally between November 1 and March 31, any street plate used shall be recessed below grade and pinned in place or have a lighted barricade placed along the roadway and the location of the plate shall be reported to and approved by Municipal Services – Engineering/Right-of-Way at (816) 325-7617.
15. **Cold weather concrete:** Cold weather concrete standards shall be used when the ambient temperature is 40 degrees or less. When calcium chloride is used it shall be added in solution form not exceeding two percent (2%) of weight of concrete.
16. A re-inspection fee will be assessed for street cuts not repaired within fifteen (15) days unless prior arrangements are made. Weather conditions are the exception.
17. Damage done by contractor to public infrastructure, including traffic signals, shall be paid for and repaired by the contractor in compliance with City standards and supervision.
18. **Temporary Traffic Control (TTC)** devices and set-up shall comply with the Manual on Uniform Traffic Control Devices (MUTCD).
19. Detailed traffic control plan(s) approved by the City Traffic Engineer (or designee) which show the plan for traffic control, including type and placement of traffic control devices, equipment to be used and the location of this equipment, shall be retained on the job site at all times and presented upon request by any City personnel.
20. TTC will be field inspected. Deficient TTC may be cause for work stoppage. All traffic control devices shall be maintained for, including but not limited to, cleanliness, function, and placement; all in accordance with the approved traffic control permit, traffic control plan(s) and conditions herein. All traffic control devices shall be removed, covered or turned away from public view when work is not occurring, and such device is inappropriate. Traffic control devices include signs, markings, channelizers, delineators, signals, etc.

21. Contractors are accountable for keeping the vehicles under the legal weight limit and will be liable for any resulting road damages.
22. Road closures shall be submitted 48 business hours in advance for approval. Road closures on roadway classifications above collector streets will require 14 days advance notice, utilizing Changeable Message Signs (CMS), and shall detail the dates of closure.
23. Contractors are responsible for providing the entire route that trucks will be using from city limit to job site.
24. No work shall be performed on weekends or holidays without prior approval.
25. If a partial or a full road closure is required that results in detoured vehicular traffic, the applicant is responsible for notifying the following prior to closing and upon reopening:

Police Department	816-325-7300	
Fire Department	816-325-7123	
Parks Department	816-325-7843	
Independence School District (if applicable*)		816-521-5335
Blue Springs School District (if applicable*)		816-874-3799
Fort Osage School District (if applicable*)		816-650-7200

\*check work location for appropriate school district, prior to contact

Contact Information:  
Public Works Department - Engineering Division  
Office: (816) 325-7617

## Right-Of-Way Permit Application Checklist

### Required on All Permit Applications

- |  |                              |                             |
|--|------------------------------|-----------------------------|
| 1. Business License Number                 | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 2. Contact Information of Field Supervisor | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Missouri One Call Ticket Number         | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Applicant Signature                     | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

### Other Possible Requirements

- |   |                                   |                              |
|---|-----------------------------------|------------------------------|
| 1. Right-Of-Way User Agreement                      | <input type="checkbox"/> Yes      | <input type="checkbox"/> N/A |
| 2. Franchise with the City                          | <input type="checkbox"/> Yes      | <input type="checkbox"/> N/A |
| 3. TTC Plan   | <input type="checkbox"/> Yes      | <input type="checkbox"/> N/A |
| 4. Water Plan                                       | <input type="checkbox"/> Yes      | <input type="checkbox"/> N/A |
| a. If yes, email copy of permit to Water Department |                                   |                              |
| 5. Storm Sewer Plan                                 | <input type="checkbox"/> Yes      | <input type="checkbox"/> N/A |
| 6. Sanitary Sewer Plan                              | <input type="checkbox"/> Yes      | <input type="checkbox"/> N/A |
| a. If yes, email copy of permit to WPC              |                                   |                              |
| 7. P&L Plan   | <input type="checkbox"/> Yes      | <input type="checkbox"/> N/A |
| a. Guidance if pole attachment                      | <input type="checkbox"/> Obtained |                              |
| b. Guidance if small cell                           | <input type="checkbox"/> Obtained |                              |
| 8. Gas Plan   | <input type="checkbox"/> Yes      | <input type="checkbox"/> N/A |