



Mayor Alex B. Morse
City of Holyoke

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Department of Public Works

CITY DRIVEWAY STANDARDS

I. SCOPE

These standards shall apply to the construction, reconstruction, alteration, surfacing or resurfacing of any driveway which intersects with the right-of-way of any City owned or City maintained way, for that portion of driveways which are within said right-of-way and for the entire extent of driveways which are intended for public usage or lead to more than three dwelling units.

II. GRADES FOR DRIVEWAYS FROM CURBED STREETS

Each driveway shall slope up from the gutter at a grade of 10% (1 ¼ inch per foot) until it is even with the sidewalk of adjacent ground if there be no sidewalk. From thence, the drive shall slope upwards at a grade of 2% (¼ inch per foot) or more. In no case shall the change in grade at the curb line exceed 12% (1 ½ inch per foot) in a 10 feet of length. This provision shall apply to all sag conditions. Likewise, in no case shall the change in grade from a steep upward slope to a less steep upward slope or a downward slope exceed 8% (1 inch per foot) in 10 feet of length. This provision shall apply to all crest conditions. No driveway grade shall exceed 12% (1 ½ inch per foot).

III. GRADES FOR DRIVEWAYS FROM UNCURBED STREETS

All driveways shall slope downwards from the edge of pavement at a grade of 6% to 10% (¾ to 1 ¼ inch per foot) until the bottom of the drainage swale is reached. From thence, the driveway may slope upwards provided the change in grade does not exceed 12% (1 ½ inch per foot) within 10 feet. If the drainage swale is too deep to allow this, a culvert shall be installed with minimum diameter of 12 inches and a minimum cover of one (1) foot. Any reasonable material may be used, except aluminum and orangeberg or the like. The culvert design must be approved by the City Engineer. If a culvert is used, the driveway shall slope downwards from the edge of pavement at a grade of 2% to 10% (¼ to 1 ¼ inch per foot) until the centerline of the culvert is reached. No driveway grade shall exceed 12% (1 ½ inch per foot). The change in grade for sag conditions shall not exceed 12% (1 ½ inch per foot) within 10 feet. The change in grade for crest conditions shall not exceed 8% (1 inch per foot) within 10 feet.

IV. DRIVEWAY CONFIGURATION

The driveway width at the edge of the pavement may be up to six feet wider than the width at the property line. Exceptions will be made for major industrial and commercial drives. Where the street curb is of granite, either a two foot radius piece shall be

installed or a two foot piece of curbing shall be reset such that it tapers down to the gutter grade. The width of the driveway at the curb line shall be measured from the inside end of such radius piece or tapered curb. Asphalt curbs should be tapered for a distance of one to two feet.

DRIVEWAY WIDTHS REQUIRED AT THE PROPERTY LINE ARE LISTED BELOW:

		<u>MINIMUM</u>	<u>MAXIMUM</u>
Residential – Single Family		6 Feet	12 Feet *
Residential – Two or Three Families –	One way	10 Feet	12 Feet
	Two way	10 Feet	16 Feet
Apartments, Minor Commercial & Industrial –	One way	12 Feet	14 Feet
	Two way	14 Feet	20 Feet

Major Commercial & Industrial – Design and Traffic Impact Statement must be submitted and approved by the City Engineer and Planning Director.

Two way drives should be at an angle of 90 to the street line. One way drives may vary from an angle of 60 to 90 to the street line.

VI. DRIVEWAY LOCATION

The side line of all driveways should be at least five feet from the property side line. Residential driveways should be at least 20 feet from the intersection of right-of-way lines for urban intersections. Driveways from apartments, commercial, and industrial facilities should be at least 50 feet from the intersection of right-of-way lines for urban intersections. These distances may be increased at major intersections. For rural intersections, 100 feet is required. A single family residence will normally be allowed one driveway. Other establishments may have more than one driveway provided they are required in the opinion of the City Engineer. If this be the case, the locations shall be approved by the City Engineer. Unless there is an all season safe sight distance of 400 feet in both directions along the street only one driveway shall be allowed.

VII. SIDEWALK REPLACEMENT

Sidewalks shall be replaced in kind. In particular existing concrete sidewalks shall be replaced with concrete in accordance with City Standards.

* This width may be increased to 18 feet where the frontage is at least 100 feet in a suburban area and where a two car garage faces the road.

Approved, Board of Public Works October 21, 1987