

# Jefferson County

# Transportation Design & Construction

# Manual

JEFFERSON COUNTY, COLORADO PLANNING AND ZONING DIVISION

## *Revision Dates*

*The Transportation Design & Construction Manual, formerly known as Roadway Design & Construction Manual, adopted by the Board of County Commissioners of Jefferson County, Colorado on March 21, 1995, has since been amended on the following dates:*

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3.7.8. Driveways, Private Roads, and Non-Maintained Roads in County Right-of-Way Standards. Non-Maintained Roads in County Right-of-Way consist of a road open to the public and built to a private road standard.

3.7.8.1. **Driveways** serving one dwelling unit shall meet the following standards:

3.7.8.1.1. Minimum horizontal curve radius of 30 feet at centerline.

3.7.8.1.2. A total width of 14 feet, including a 10-foot all-weather travel surface and two-foot shoulders on either side or if the driveway exceeds 150 feet in length, a 12-foot all-weather travel surface and two-foot shoulders on either side is required in accordance with Template 18.

3.7.8.1.3. Maximum grade of ten (10) percent on straight sections and twelve (12) percent where the dip of the natural terrain bears between South 60° East and South 45° West. Maximum grade of eight (8) percent for curves with radius of less than or equal to 50 feet at centerline.

3.7.8.1.3.1. Areas within ten (10) feet on each side of portions of the driveways on the subject property shall be cleared of non-fire-resistive vegetation growth. An exception may be made for single specimens of trees, ornamental vegetative fuels or cultivated ground cover.

3.7.8.1.4 Maximum grade of fifteen (15) percent on straight sections for a maximum length of one hundred (100) feet provided the appropriate fire mitigation systems are in place based on the applicable building, fire and wildland codes.

3.7.8.1.4.1. Clearance of non-fire-resistive vegetation growth as specified in 3.7.8.1.3.1 applies.

3.7.8.1.~~5~~4. If the length of the driveway in the Plains is less than or equal to 50 feet, Sections 3.7.8.1.1. through 3.7.8.1.~~4~~3. do not apply.

3.7.8.1.~~6~~5. If the length exceeds 150 feet, a turnaround shall be provided in accordance with Template 20. ~~and~~ The location of the turnaround~~(s)~~ shall be approved by the appropriate fire protection district.

3.7.8.1.7. If the length of the driveway in the Mountains exceeds 500 feet, a turnout shall be provided per every 500-foot length, In accordance with Template 19. The location of the turnout(s) shall be approved the appropriate fire protection district.

3.7.8.2. **Private roads** serving more than one dwelling unit and non-maintained roads in county Right of Way shall meet the following standards:

3.7.8.2.1. Minimum horizontal curve radius of 30 feet at centerline.

3.7.8.2.2. A total width of 20 feet, including a 16-foot all-weather travel surface and two-foot shoulders on either side in accordance with Template 18 for roads serving up to 15 dwelling units. Alternatively, for a private road a total width of 14 feet, including a 10-foot traveled surface, two-foot shoulders on either side, and pullouts at 150 foot intervals in accordance with Template 19.

3.7.8.2.3. A total width of 24 feet, including an 18-foot paved surface and three-foot shoulders on either side in accordance with Template 18 for roads serving 16 or more dwelling units or one or more non-residential units.

3.7.8.2.4. Maximum grade of ten percent on straight sections: Maximum 12 percent grade where the dip of the natural terrain bears between South 60° East and South 45° West. Maximum grade of eight percent for curves with radius of less than or equal to 50 feet at centerline.

3.7.8.2.5 Maximum grade of fifteen (15) percent on straight sections for a maximum length of one hundred (100) feet provided the appropriate fire mitigation systems are in place based on the applicable building code.

3.7.8.3. The offsite driveway or private road shall meet the requirements as described in this section or t~~The~~ the appropriate fire protection district may approve an alternative ~~standards~~ design allowing deviation from the standard when the property owner does not have the ability to make Improvements to the offsite property. for driveways and private roads. Plans shall be submitted that bear the W~~ritten~~ approval of all alternative standards is required of the appropriate fire protection district.

3.7.8.4. Driveway approaches and private road intersections with public roads must comply with Standard 8 - Driveway and Private Road Approaches onto Roads.

3.7.8.5. Cattle guards shall conform to the current edition of the CDOT M&S Standard Plans and approved by the appropriate fire protection district.

3.7.8.6. All gates and entry-way structures shall be approved by the appropriate fire protection district.