

# Jefferson County Planning and Zoning: Driveway and Private Road Standards

## Jefferson County Roadway Design & Construction Manual, Section 3.7.8

Driveways servicing one dwelling unit shall meet the following standards:

- Minimum horizontal curve radius of 30' at centerline.
  - A total width of 14' including a 10' all-weather travel surface, and 2' shoulders on either side in accordance with Template 17.
  - A cross section showing maximum cut and fill slope of 2:1.
  - Maximum grade of 10% on straight sections, and 12% where the dip of the natural terrain bears between South 60° East and South 45° West. Maximum grade of 8% for curves with radius of less than, or equal to 50' at centerline.
  - If the length of the driveway is less than or equal to 50', the above standards do not apply.
  - If the length exceeds 150', a turnaround shall be provided in accordance with the Template 16 or Template 18.
- The Driveway engineered plans should include the following items:
    - a) Plan view showing existing and proposed contours.
    - b) Cross section showing compliance with Template 17.
    - c) Driveway profile showing existing and proposed grades.

Private roads servicing more than one dwelling unit shall meet the following standards:

- Minimum horizontal curve radius of 30' at centerline.
- A total width of 20' including a 16' all-weather travel surface and 2' shoulders on either side in accordance with Template 17 for roads serving up to 16 dwelling units. Alternatively, a total-width surface of 14' including a 10' traveled surface, 2' shoulders on either side, and pullouts at 150' intervals in accordance with Template 19.
- A total width of 24' including an 18' paved surface and 3' shoulders on either side, in accordance with Template 17 for roads serving 16 or more dwelling units, or one or more non-residential units.
- Maximum grade of 10% on straight sections. Maximum 12% grade where the dip of the natural terrain bears between South 60° East, and South 45° West. Maximum grade of 8% for curves with radius of less than, or equal to, 50' at centerline.
- If the length exceeds 150' a turnaround shall be provided in accordance with Template 16 and Template 18.

### Non-County Maintained Streets/Roads in County ROW:

The "non-maintained streets/roads in County ROW" templates can only be used if the following provisions apply:

- The County is not holding a guarantee as a result of a previous development process that would require the construction of a County public standard street/road in the ROW.
- The County does not wish to have the street/road constructed to a County public standard.
- The street/road is not identified on the Jefferson County Major Thoroughfare Plan.

If the above conditions are met, then the following standards shall apply for a non-maintained street/road in County ROW:

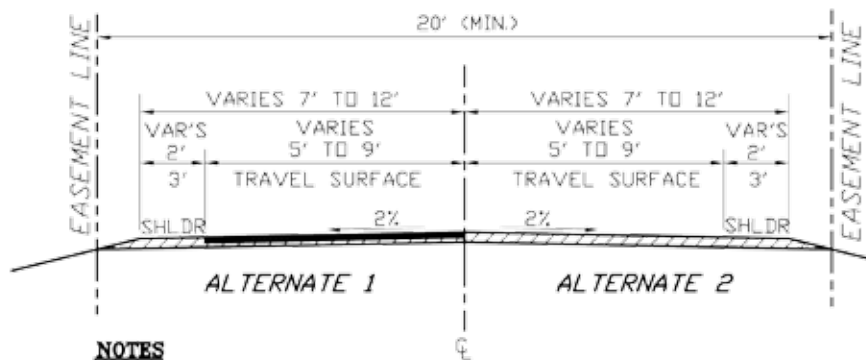
- A total width of 20 feet, including a 16 foot all-weather travel surface and two foot shoulders on either side in accordance with Template 17 for roads serving up to 15 dwelling units.

**Plans must be stamped by a licensed Colorado engineer or surveyor.**

The appropriate fire protection district may approve alternative standards for driveways and private roads. If alternative standards are approved, plans shall be submitted that bear the written approval of the appropriate Fire Protection District.

Driveway approaches and private road intersections with public roads must comply with Standard 9 – *Driveway and Private road approaches onto roads.*

A letter from the applicable Fire District, describing the condition of, and accessibility for, emergency service vehicles for all off site private roads must accompany Building Permit Applications.

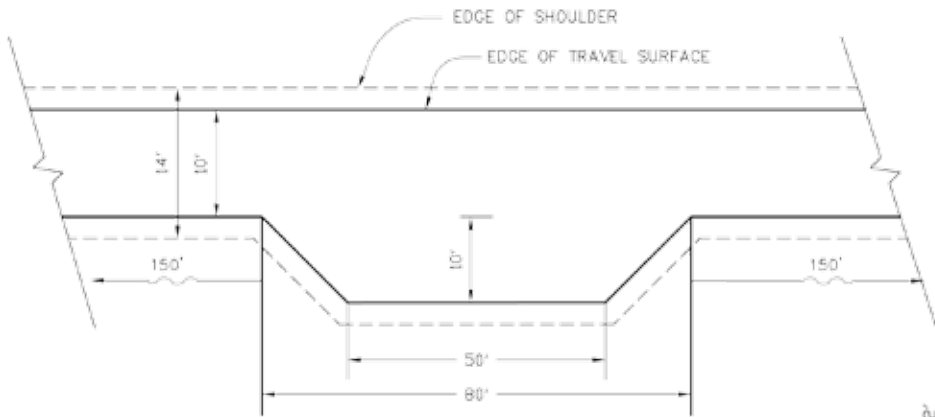


**NOTES**

1. ALTERNATE 1 (PAVED SURFACE) IS REQUIRED FOR PRIVATE STREETS/ROADS SUBJECT TO THE LAND DEVELOPMENT REGULATIONS.
2. ALTERNATE 2 (ALL WEATHER SURFACE) IS PERMITTED FOR DRIVEWAYS AND FOR PRIVATE STREETS/ROADS SUBJECT TO THE LAND DEVELOPMENT REGULATIONS.
3. ADDITIONAL EASEMENTS MAY BE REQUIRED FOR CUT AND FILL SLOPES, DRAINAGE STRUCTURES AND MAINTENANCE.
4. CURB AND GUTTER AND/OR DITCHES ARE REQUIRED FOR PRIVATE STREETS SUBJECT TO THE LAND DEVELOPMENT REGULATION.
5. SEE SECTION 3.7.8 FOR ADDITIONAL DESIGN CRITERIA.

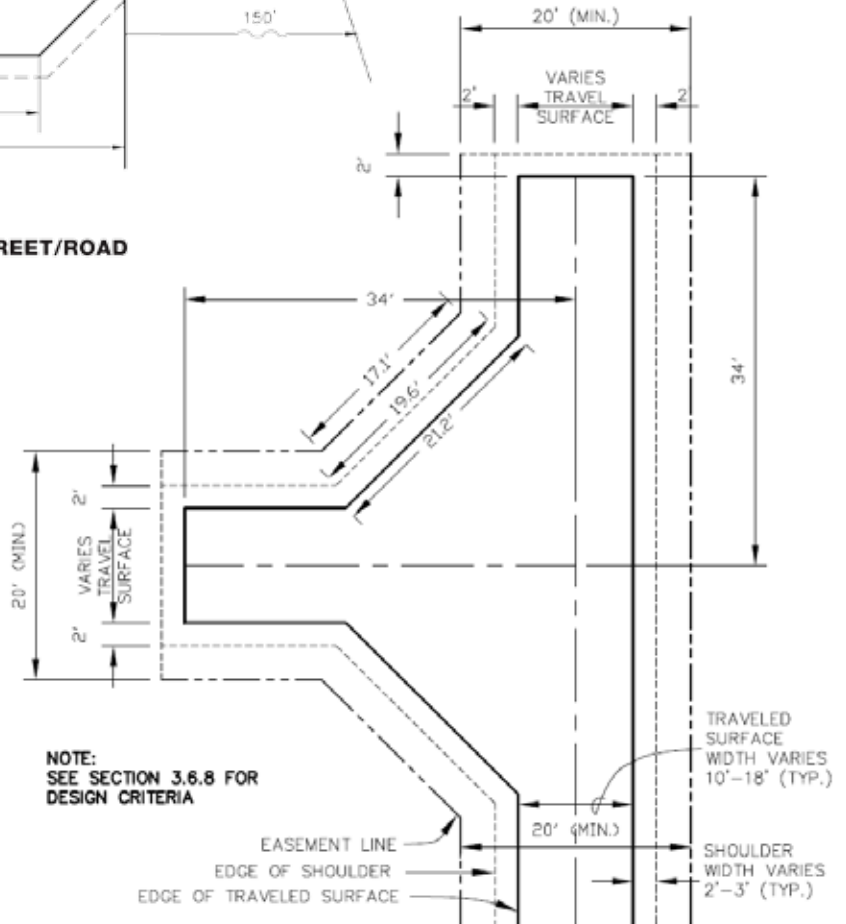
FILE: TEMP-17

**DRIVEWAY/PRIVATE STREET/ROAD & NON-MAINTAINED STREET/ROAD in COUNTY ROW**



FILE: TEMP-19

**PULL OUT FOR PRIVATE STREET/ROAD**



**NOTE:**  
SEE SECTION 3.6.8 FOR DESIGN CRITERIA

FILE: TEMP-18

**HAMMERHEAD TURNAROUND FOR DRIVEWAY/PRIVATE ROAD**