

SECTION 15 - CIRCULATION

A. Planning Standards

1. Street/Road Standards: Plans for streets/roads shall be prepared in accordance with the Jefferson County Roadway Design and Construction Manual and shall be approved by Planning and Zoning prior to plat recordation. (am. 7-12-05; am. 5-20-08)
 - a. Dedication: Rights-of-way for public streets/roads and easements for private streets/roads shall be granted, conveyed and transferred in accordance with the following: (reloc. 7-12-05)
 - (1) Public Street/Road System: Rights-of-way for public streets/roads within the boundaries of the subdivision shall be dedicated to Jefferson County in accordance with the Dedication Certificate provisions. Rights-of-way (the adjoining one-half) for public streets/roads exterior to the subdivision boundaries shall be dedicated to the County of Jefferson, in fee simple by general warranty deed in a form acceptable to the Office of the County Attorney. Unless otherwise approved by the Office of the County Attorney, rights-of-way shall be free of all encumbrances, including, without limitation, liens, easements, and deeds of trust. The fee simple property owner shall be required to dedicate rights-of-way for the following: (am. 7-12-05)
 - (a) Streets/roads shown on the current Major Thoroughfare Plan within or adjoining the subdivision. (reloc. 7-12-05)
 - (b) Proposed public streets/roads within the subdivision. (reloc. 7-12-05)
 - (c) Proposed public streets/roads that connect the subdivision to existing County, state or city maintained streets/roads. (reloc. 7-12-05)
 - (d) Existing public streets/roads, not previously dedicated, that are within or adjoining the subdivision. (reloc. 7-12-05)
 - (e) Turn lanes, speed change lanes and tapers along adjoining property or properties required for construction and safe operation of intersections and new street/road facilities for the proposed subdivision. (reloc. 7-12-05)
 - (2) Private Street/Road Systems: Each private street/road within the subdivision boundary shall be designated as a "Utility and Drainage Easement and Private Access Drive" on the plat. The provision of access by private streets/roads shall only be permitted if the following applies: (reloc. 7-12-05)
 - (a) The developer has taken all actions necessary to ensure perpetual access for the benefit of each lot, tract or parcel, and to ensure that the private street/road system within the subdivision is maintained. (reloc. 7-12-05; am. 5-20-08)
 - (b) The developer has acquired sufficient rights, title, and interest in adjoining property to construct an exterior street/road system (if necessary to connect the subdivision to public streets/roads) to ensure perpetual access to each lot, tract or parcel, and establish permanent maintenance of the private streets/roads. (reloc. 7-12-05)
 - (c) Access to adjoining properties is not necessary unless required pursuant to A.1.c.(6). (am. 7-12-05)

- (3) Easements for private streets/roads within the boundaries of the subdivision shall be dedicated in accordance with the Plat Certificates, Restrictions and Notes provisions. Easements for private streets/roads exterior to the subdivision boundaries shall be dedicated to the County of Jefferson by easement deed in a form acceptable to the Office of the County Attorney. The dedication to the County shall be limited to emergency and service vehicle access and drainage and utility purposes. The dedication shall not obligate the County to provide maintenance services. The easement deed shall expressly state that it conveys to the County an easement for each of the following purposes: (i) passage of service vehicles and passage of all vehicles and pedestrians during an emergency situation; (ii) drainage; and (iii) utilities. The easement deed shall be conveyed to the County from the fee simple property owner or the owner of a prior easement that expressly provides that it can be assigned or conveyed to the County. Easement deeds shall be dedicated to the County for the following: (am. 7-12-05)
- (a) Proposed private streets/roads within the subdivision. (reloc. 7-12-05)
 - (b) Proposed private streets/roads that connect the subdivision to existing County, state or city maintained streets/roads, or to other private streets/roads where the developer can demonstrate a right to use said other private streets/roads. (reloc. 7-12-05)
- (4) Classification: Public street/road right-of-way widths and private street/road easement widths shall be provided in accordance with the following Table. Additional rights-of-way/easements may be required at locations such as, but not limited to, roundabouts, interchanges, acceleration, deceleration, turn or climbing lanes, cut and fill slopes, sidewalks, trails, medians, traffic signs, and drainage structures, and for maintenance. (reloc. 7-12-05)

STREET/ROAD TABLE	
Classification	Width (Feet)
Freeway/Parkway	200
Principal Arterial Street, above 25,000 ADT	130
Minor Arterial Street, 10,000 to 25,000 ADT	100
Collector Street, 1,000 to 10,000 ADT	37 * or 50
Local Street, below 1,000 ADT	36 * or 50
Principal Arterial Road	100
Minor Arterial Road	70
Collector Road, above 1,000 ADT	50
Local Road, below 1,000 ADT	50
Cul-de-sac turn-around	45 radius
Private Street/Road (no parking)	25
* To be used where detached sidewalks will be provided. Easements for sidewalks, maintenance and traffic signs are required.	

- (5) Property line corners at street/road right-of-way/easement intersections shall be rounded by an arc with the applicable following radii: (reloc. 7-12-05)
- (a) A minimum 15-foot radius shall be provided at the intersections of local streets/roads with local streets/roads and collector streets/roads. (reloc. 7-12-05)
 - (b) A minimum 15-foot radius shall be provided at the intersections of collector streets/roads with collector streets/roads. (reloc. 7-12-05)
 - (c) A minimum 30-foot radius shall be provided at the intersections of streets/roads that have less than a 50-foot right-of-way/easement width. (reloc. 7-12-05)

- (d) A minimum 30-foot radius shall be provided for all other street/road intersections. (reloc. 7-12-05)

b. Street/Road Design

- (1) Streets/roads, whether public or private, shall be designed in accordance with the current American Association of State Highway and Transportation Officials (AASHTO) Standards unless modified by the Jefferson County Roadway Design and Construction Manual. (reloc. 7-12-05)
- (2) Paving of streets/roads within the proposed development and streets/roads connecting the proposed development with other County, state or city paved streets/roads shall be in accordance with the following: (reloc. 7-12-05; am. 12-5-06)
- (a) New street/roads to be maintained by the County, state or city shall be constructed to the appropriate public street/road template standard, which includes paving. (orig. 12-5-06)
- (b) Existing unpaved County maintained streets/roads shall be constructed to the appropriate public template standard (which includes paving) for a length that is equal to the development impact on the street/road system. For residential development, the development impact shall not exceed a maximum of 4% per lot. If the development impact to a street/road exceeds 80%, then paving for the entire length will be required. The impact on a street/road system will be determined using the following formulas. (reloc. 7-12-05; am. 12-5-06)

$$\text{Development Impact (\%)} = \text{Proposed ADT} / (\text{Existing ADT} + \text{Proposed ADT})$$

$$\text{Paving Requirement} = \text{Length of Unpaved Section} \times \text{Development Impact (\%)}$$

- Length of Unpaved Section is the distance from the development access point(s) to the paved street/road. (orig. 12-5-06)
 - Proposed ADT is the number of trips generated by the proposed development. (orig. 12-5-06)
 - Existing ADT is the number of actual trips on the street/road. Existing ADT shall be determined using a traffic counting device located on the gravel portion of the street/road immediately adjacent to the paved section. (orig. 12-5-06)
- (c) Should the County choose to accept a cash-in-lieu of construction payment for the paving requirement, the required paving contribution shall be calculated using following:
- Appropriate public street/road template width
 - Minimum 5" full depth asphalt surface
 - Current County cost for asphalt in place at the development location

The County shall use the cash-in-lieu of construction monies for any improvement on the street/road as deemed necessary or desirable by the County. (orig. 12-5-06)

- (d) All private streets/roads and all non-maintained streets/roads in County right-of-way shall be paved if the sum of the existing and proposed ADT on the streets/roads exceeds 150. The paving requirement will apply to that portion of the streets/roads that exceeds 150 ADT (reloc. 7-12-05; am. 12-5-06)

- c. Patterns: Street/road patterns shall be planned consistent with the dedication and design requirements and the following: (reloc. 7-12-05)
- (1) Street/road patterns shall provide for appropriate vehicular and pedestrian access and circulation control. (reloc. 7-12-05)
 - (2) Street/road patterns shall induce traffic flow appropriate to the function of the streets/roads. Long, straight and other local street alignments conducive to speeds in excess of 30 M.P.H. shall be avoided. (reloc. 7-12-05)
 - (3) Cul-de-sacs may be used where the cul-de-sac serves no more than 35 residential units, and does not exceed 1 mile in length. (reloc. 7-12-05)
 - (4) Streets/roads shall be planned and designed to minimize grading and scarring of the terrain, and not create erosion and drainage problems. (reloc. 7-12-05)
 - (5) Streets/roads shall be continuous and conform in alignment and grade with existing, planned or platted streets/roads with which they are to connect. (reloc. 7-12-05)
 - (6) Streets/roads shall extend to the subdivision boundary lines as deemed necessary by Planning and Zoning for the connection with adjoining land. Streets/roads so extended shall be dedicated as collector streets/roads unless a template for a local street/road is approved by Planning and Zoning. (reloc. 7-12-05; am. 5-20-08)
 - (7) Streets/roads that extend to the boundary line shall be provided with a turn-around. Temporary portions of the turn-around shall be labeled as tracts to facilitate the ultimate reversion of the same. If lots are not dependent upon the extended streets/roads for access, the right-of-way, not including a turn-around, shall be dedicated, but construction of the extended street/road will not be required. (reloc. 7-12-05)
 - (8) Streets/roads shall intersect one another at right angles or as nearly at right angles as topography and other limiting factors permit. (reloc. 7-12-05)
 - (9) Street/road intersections shall be in linear alignment. (reloc. 7-12-05)
 - (10) Intersection spacing along arterials shall conform to the Jefferson County Roadway Design and Construction Manual. (am. 7-12-05; am. 5-20-08)
 - (11) Subdivisions shall have a street/road system that provides primary and secondary access to existing County, state or city maintained streets/roads, except that secondary access is not required for developments with access provided by a cul-de-sac that serves no more than 35 residential units, and does not exceed 1 mile in length. The minimum distance between the centerlines of the primary and secondary access streets/roads shall be in accordance with the spacing provision. The provision of emergency access in-lieu of secondary access shall only be permitted if the following applies: (am. 7-12-05)
 - (a) Secondary access is not needed to provide appropriate vehicular access and circulation control as required. (am. 7-12-05)
 - (b) The developer has taken or agrees to take all actions necessary to ensure that an emergency access has been dedicated to the County and that an emergency access system is maintained. (reloc. 7-12-05)
 - (c) The developer has taken or agrees to take all actions necessary to ensure that the emergency access will be closed at all times, except during emergency situations, to vehicle traffic. (reloc. 7-12-05)

- (d) The applicable fire protection district has approved the plans for the emergency access facilities and appurtenances thereto. (reloc. 7-12-05)
 - (e) Access to adjoining properties is not required pursuant to A.1.c.(6) of this Section. (am. 7-12-05)
 - (f) The emergency access street/road is designated as an "Emergency Access Easement" on the plat and the developer has complied with A.1.a.(2)(b) and A.1.a.(3) of this Section for any portion of the emergency access system exterior to the subdivision. (am. 7-12-05)
- d. Names: Streets/roads shall be named in accordance with the following: (reloc. 7-12-05)
- (1) Plains: Names of all streets shall be in full conformance with the metropolitan grid system as shown on the Official Jefferson County Base Maps. (reloc. 7-12-05)
 - (2) Mountains: Names of all roads shall be sufficiently different from previously adopted road names. (reloc. 7-12-05)
- e. Street/Road Improvements: Street/road improvements shall be provided for the following: (reloc. 7-12-05)
- (1) Streets/roads interior to the development. (reloc. 7-12-05)
 - (2) The adjoining one-half of contiguous collector and local streets/roads including streets/roads adjoining park and school lands created by the plat. If the opposite side one-half of the street/road is not paved to current Jefferson County standards or does not exist, the developer shall be responsible for a 24-foot total pavement width plus the opposite side shoulder. If existing pavement on the opposite one-half of the street/road does not match with and tie to the required pavement section on the adjoining one-half, then a pavement overlay on part of the opposite one-half shall be required. If the existing pavement cross section is higher than the approved pavement cross section, then the existing pavement on the opposite one-half shall be adjusted or reconstructed to the approved height. (reloc. 7-12-05)
 - (3) The adjoining one-half of all arterial street(s)/road(s) including streets/roads adjoining park and school lands created by the plat. If existing pavement on the opposite one-half of the street/road does not match with and tie to the required pavement section on the adjoining one-half, then a pavement overlay on part of the opposite one-half shall be required. If the existing pavement cross section is higher than the approved pavement cross section, then the existing pavement on the opposite one-half shall be adjusted or reconstructed to the approved height. (reloc. 7-12-05)
 - (4) Street(s)/road(s) connecting the subdivision with existing Jefferson County, state or city maintained street(s)/road(s). The pavement width of the connecting street/road shall be the same as the street(s)/road(s) within the subdivision with which they connect. Shoulders shall be provided if curb/gutter and sidewalks are not required. (reloc. 7-12-05)
- f. Applicants shall not be required to comply with A.1.e.(2) and A.1.e.(3) regarding adjoining street/road improvements when: (am. 7-12-05)
- (1) The proposed ADT is less than 50 where access is proposed to an existing paved street/road. (reloc. 7-12-05)
 - (2) The sum of the existing ADT plus the ADT from the proposed development will not exceed 150 where access is proposed to an existing gravel street/road. (reloc. 7-12-05)

2. Driveway Standards: Access from a street/road to 1 residential lot, tract, parcel or structure, or to 1 nonresidential lot, tract, parcel or structure shall meet or exceed the standards set forth below. Shared driveway access from a street/road to 2 or more residential or nonresidential lots, tracts, parcels or structures will require the approval of Planning and Zoning. When such approval is not obtained, access to 2 or more residential or nonresidential lots, tracts, parcels or structures shall be provided by a street/road which meets or exceeds the Street and Road Standard provisions. (am. 7-12-05; am. 5-20-08)
 - a. Driveways within the lots/tracts shall be provided from the property line to the building site without: (reloc. 7-12-05)
 - (1) Creating erosion or drainage problems. (reloc. 7-12-05)
 - (2) Crossing sewage disposal leaching fields. (reloc. 7-12-05)
 - b. Driveway design shall facilitate all emergency vehicle movement. (reloc. 7-12-05)
 - c. Access shall be provided within residential and nonresidential areas to adjoining residential and nonresidential areas respectively as required by Planning Engineering when such provisions would reduce or limit access onto a street/road. (am. 7-12-05; am. 4-4-06; am. 5-20-08)
3. Curb and Gutter Standards: Curb and gutters or ditches shall be provided for subdivisions in the plains areas in accordance with the Jefferson County Roadway Design and Construction Manual and the following: (reloc. 7-12-05)
 - a. A 4-inch mountable curb and gutter (with attached or detached sidewalk) shall be provided along all local streets, unless otherwise approved by Planning Engineering. (am. 7-12-05; am. 4-4-06)
 - b. A 4-foot concrete pan may be provided along local streets where the average lot frontage is greater than 100 feet, upon approval by Planning Engineering. (am. 7-12-05; am. 4-4-06)
 - c. A 6-inch vertical curb and gutter shall be provided along all collector and arterial streets and along all streets adjoining public and semipublic tracts and multifamily and nonresidential lots. (reloc. 7-12-05)
 - d. Ditches may be provided along streets in lieu of curb and gutters where all of the following criteria are met: (reloc. 7-12-05)
 - (1) Streets are classified as local or collector (ADT less than 10,000). (reloc. 7-12-05)
 - (2) Street grades are no less than 2 percent and no greater than 4 percent. (reloc. 7-12-05)
 - (3) Minimum lot frontage is 100 feet. (reloc. 7-12-05)
 - (4) A 4-foot detached sidewalk or trail is provided along all streets where ADT is 350 or greater. (reloc. 7-12-05)
4. Sidewalk Standards: Sidewalks shall be provided for subdivisions in the plains area in accordance with the Jefferson County Roadway Design and Construction Manual and the following: (reloc. 7-12-05)
 - a. A 3 foot 11 inch wide sidewalk (with combination curb and gutter) or a 4-foot wide detached sidewalk shall be provided along local streets, unless otherwise approved by Planning Engineering. (am. 7-12-05; am. 4-4-06)
 - b. A 4-foot attached or detached sidewalk shall be provided along all collector streets, and along all local streets adjoining public and semipublic tracts and nonresidential and

- multifamily lots, unless otherwise approved by Planning Engineering. (am. 7-12-05; am. 4-4-06)
- c. An 8-foot wide detached sidewalk shall be provided along all arterial streets. (am. 7-12-05; am. 4-4-06)
- d. Curb ramps shall be provided at all intersections. Mid-block ramps shall be provided at all "T" intersections. (reloc. 7-12-05)
- e. Sidewalk easements shall be provided and dedicated when the sidewalk is not within a dedicated street right-of-way. (reloc. 7-12-05)

B. Construction Specifications

1. Street/Road and Curb/Gutter/Sidewalk Standards: Construction shall be in accordance with the approved Plans and meet the criteria of the Jefferson County Roadway Design and Construction Manual and the Standard Specifications for Road and Bridge Construction, Current Edition, as amended, by the Colorado Department of Transportation, with the following definitions: (am. 7-12-05)

Subsection 101.26 – "State Department of Transportation" shall mean "Jefferson County, Colorado", where applicable.

Subsection 101.27 – "Chief Engineer of the Department" shall mean "Jefferson County Resident Engineer", where applicable.

Subsection 101.53 – "Regional Transportation Director" shall mean "Jefferson County Director of Highways and Transportation", where applicable.

Subsection 101.68 – "State of Colorado" shall mean "Jefferson County, Colorado", where applicable.

- a. Streets/Roads: Streets/roads shall conform to the approved pavement design required by the Street/Road Paving provisions. (am. 7-12-05)
- b. Site Clean-Up: Streets/roads shall not be accepted for maintenance unless otherwise approved by Highways and Transportation, until all slash has been completely removed within the right-of-way by one of the following means: (am. 7-12-05)
 - (1) Chipping and broadcast to a depth not to exceed 6 inches on cut and fill slopes and adjoining lands (recommended method). (reloc. 7-12-05)
 - (2) Burial in an area not likely for, or suitable for, future construction and specifically out of any existing or future street/road right-of-way, natural water course and/or drainage easement. (reloc. 7-12-05)
 - (3) Complete removal from the dedicated rights-of-way of all streets/roads within a subdivision and complete removal from all property located within 10 feet of the exterior of such dedicated rights-of-way of all streets/roads within such subdivision. (reloc. 7-12-05)
 - (4) Tree limbs may be neatly stacked in lengths of from 5 to 15 feet outside of the street/road right-of-way, for subsequent hauling and removal by other than County agencies. (reloc. 7-12-05)
 - (5) Open burning is prohibited unless otherwise approved by the applicable authority. (reloc. 7-12-05)