



TYPICAL RESIDENTIAL DRIVEWAY CONSTRUCTION REGULATIONS AND POLICIES

This information is a summary of the Douglas County Regulations and policies for constructing residential driveways. It is intended to assist builders and property owners in Douglas County when applying for Driveway Permits to clarify Douglas County regulations and policies for the construction of residential driveways.

Douglas County Engineering Division: (303) 660-7490
(Commercial, Multi-Family, Residential and Agricultural Access)

Douglas County Building Division: (303) 660-7497
(Wildfire Mitigation)

Utilities and Driveways
(303) 660-7487

Wildfire Mitigation Specialist
(303) 660-7497, extension 6924

1. All residential driveways with frontage to two streets must make access to the adjacent street of lesser category. **Example: If you have a corner lot which is next to a residential cul-de-sac on one side and Parker Road on the other, the driveway must access the cul-de-sac instead of Parker Road. Additionally, the driveway approach must be taken farthest from the intersection and in no case less than 50 feet from the corner unless limited by property lines.**
2. All driveways must fall away from the shoulder of the road with a slope between 2% to 4% for the first 10 feet, or over the driveway culvert, to prevent sheet flow runoff onto the public or private road. In no case shall the driveways exceed 4% in the Right-of-Way (ROW). Please see details in this handout titled "**Example Driveway Profile**". Alternate methods may be approved on a case-by-case basis.
3. No concrete or asphalt approaches or cross pans shall be allowed for the ditch crossing of a driveway which makes access onto a gravel road.
4. Residential driveways serving properties less than 35 acres shall be a minimum of 16 feet wide and a maximum 22 feet wide in the ROW or at the approach to the road. Properties 35 acres and larger shall be a minimum 18 feet and a maximum of 24 feet. These dimensions include flares.
5. Once out of the ROW, all residential driveways shall provide, at a minimum, a 12-foot-wide all-weather driving surface from the property line at the road to the structure or structures it serves.
6. All road base material in the ROW shall be a minimum 6 inches thick, concrete or asphalt shall be a minimum 5 inches thick and in no case higher than the driving surface of the road. Any hard surface, including concrete and asphalt, in the ROW requires a form inspection prior to installation.
7. All residential driveways must approach the road at an angle between 80 to 90 degrees and must be straight within the right of way or for about the first 10 feet on private roads. The ROW on most residential side streets is 60 feet.
8. If your driveway crosses a significant drainage, you may be required to provide drainage calculations from storm runoff to properly size the culvert under your driveway. Douglas County requires that all residential driveway culverts pass the 10-year storm and that the banks of the driveway be armored (on the downstream side) with rip rap or other approved methods of stabilization for overtopping of the 100-year storm.

9. Culvert material in the ROW shall be corrugated metal pipe (CMP) or reinforced concrete pipe (RCP) with flared end sections, or approved rip rap, on both ends. Minimum culvert size in a county-maintained ROW shall be 15 inches. Modification of the roadside ditch may be required to properly install your culvert to avoid a “high spot” in your driveway. Ditch modifications will be the responsibility of the applicant and not Douglas County. If extensive ditch work is required in the County ROW, the applicant must coordinate the work with the Douglas County Engineering Division (303) 660-7490.
10. Sight distance, or clear field of vision, is essential when choosing a location for a driveway approach. Please see attached Figure 4.2 titled “*Intersection Sight Distance*” (sight triangle) and review the footnotes on that sheet that may apply to your situation.
11. The maximum slope of residential driveways shall not exceed 10% once out of the ROW and onto the private property. If your driveway could potentially exceed 10%, **do not proceed**. Contact the Douglas County Engineering Division (303-660-7490) for an on-site evaluation. With approved mitigation measures, agreed upon by the Engineering Division, steeper slopes may be permitted.
12. All driveway material in the ROW, including concrete or asphalt shall be installed so the finished surface on the driveway is level with or slightly lower than the driving surface of the road to avoid damage to the driveway and road maintenance equipment.
13. Typically, only one driveway approach to the road will be granted for each lot or parcel of land. Dual access driveways may be issued to lots or parcels with topographic constraints or other conditions, which may require dual access. If requested, applicants must provide a letter of request explaining the conditions that exist and justification for the additional access. These situations will be reviewed on a case-by-case basis.
14. Hill cuts/fills created by driveway construction shall be retained or graded back to a maximum slope of 3:1 and be stabilized by re-vegetation, retaining walls or other approved means.
15. All residential driveways 150 feet in developed length or longer shall provide a vehicular turnaround adequate for large emergency service vehicle use. If a circle is employed as a turnaround the circle must provide: the minimum 12-foot width of all-weather driving surface, 15 feet of vertical and horizontal clearance, and a 36-foot radius to the centerline of the driveway. If a hammerhead is used, a large vehicle must be able to turn 180 degrees by way of a three-point turn. This requires a space 40 feet long and 20 feet wide.
16. No permanent fixtures or structures shall be permitted within the County ROW. This includes such things as monument signs, residential/commercial light poles or pedestals, large landscape features or materials like boulders, trees, tall shrubs, plastic or wood decorations, etc., except mailboxes. These items may interfere with sight distance and road maintenance.

17. Residential mailboxes shall conform United States Postal Service specifications. Visit- <https://www.usps.com/manage/mailboxes.htm> for more information. Mailboxes made of stone, brick, large timbers, or wood, etc. shall not be constructed within the County ROW. Any dirt work required or requested in association with a mailbox next to a County road shall be performed by the private landowner (or their contractor) and will require a Right-of-Way Use Permit from the Douglas County Public Works/Engineering Division.

REMEMBER: Sight distance at your Mailbox is as important as sight distance at your driveway (see Note #10 above). Customized Mailboxes or variances to the Mailbox standard will be reviewed by Douglas County on a case-by-case basis.

18. During construction, Class 6 road base, or other approved gravel “tracking pad” shall be placed from the edge of the existing road to the property line to control tracking of mud/soil from the lot onto the street. If mud or soil is tracked onto the street during construction, the contractor must clean it up the same day or a **Stop Work Order** may be issued and posted on the project.

19. During construction, a temporary (minimum) 4-inch diameter steel pipe may be placed in the ditch flow line under the driveway to prevent ponding on either side of the driveway until the proper size culvert, and final driving surface, can be placed.

NOTE: Additional requirements apply to properties located in areas designated by Douglas County as “***Wildfire Hazard Areas***” in accordance with the Douglas County Wildfire Mitigation Standards, as amended. See attached sheet titled “***Additional Driveway Requirements for Properties in Wildfire Hazard Areas.***”

ADDITIONAL DRIVEWAY REQUIREMENTS FOR PROPERTIES IN WILDFIRE HAZARD AREAS

1. A residential driveway may serve up to three lots or parcels of land. Shared driveways shall provide a minimum 16-foot-wide all-weather driving surface. Individual driveways serving a single lot or parcel shall provide a minimum 12-foot-wide all-weather driving surface.
2. No driveway shall be constructed with a curvature radius of less than 36 feet measured at the centerline of the driveway.
3. Driveways shall be designed, constructed, and maintained to provide an all-weather surface to support the heaviest fire apparatus likely to be driven upon it, typically, 20 tons. Check with your local Fire District for design criteria.
4. All residential driveways 150 feet in developed length or longer shall provide a complete turn around for emergency service vehicles.
5. Driveways exceeding 400 feet in developed length will require one turnout (an area where one vehicle can pass another). Based on a typical 12-foot-wide driveway, an additional 10 feet in width and 30 feet in length with an all-weather surface. Driveways longer than 400 feet will require one turnout for every 400 feet developed length.
6. If property entrances are to be gated, the clear opening provided through the gate shall be at least 3 feet wider than the traveled way (15 feet minimum). All gates shall be located a minimum of 30 feet from the right of way and shall open inward allowing a vehicle to stop without obstructing traffic on the road. If you intend to lock the gate be sure the Fire Department has the combination or key.
7. Defensible space requirements shall apply to the terrain along both sides of the driveway as well as the area surrounding the structure or structures. Defensible space shall be determined by Douglas County Building Division based on the slope of the land and the fuel loading of the site, in accordance with the Douglas County Wildfire Mitigation Standards, as amended.
8. If you have questions regarding defensible space, please contact the Douglas County Building Division (303-660-7497) for further clarification. If you have questions about the driveway requirements, please contact the Engineering Division at (303) 660-7490.

Call Utility Notification at 1-800-922-1987 for location of the following:

Xcel Energy

CenturyLink

Comcast Cable

The following is a list of other owners or operators of underground facilities who may not be a member or participant in a notification association and who are on file at Douglas County Clerk and Records office as having possible underground utilities:

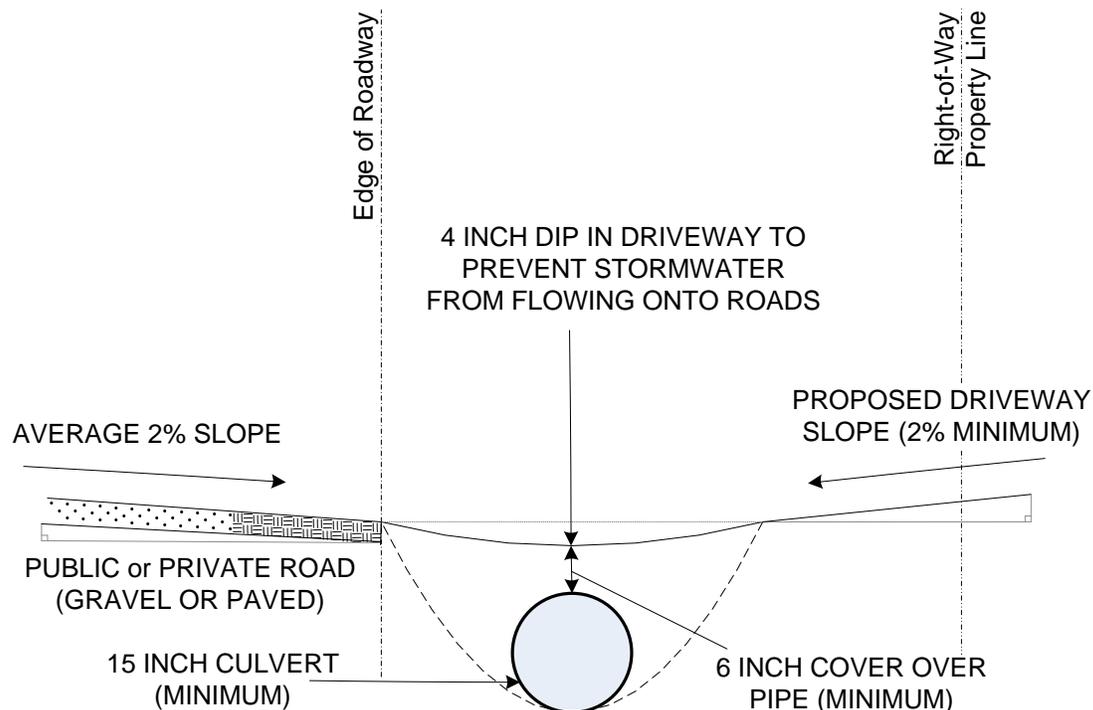
CORE formerly Intermountain Rural Electric Association (IREA)

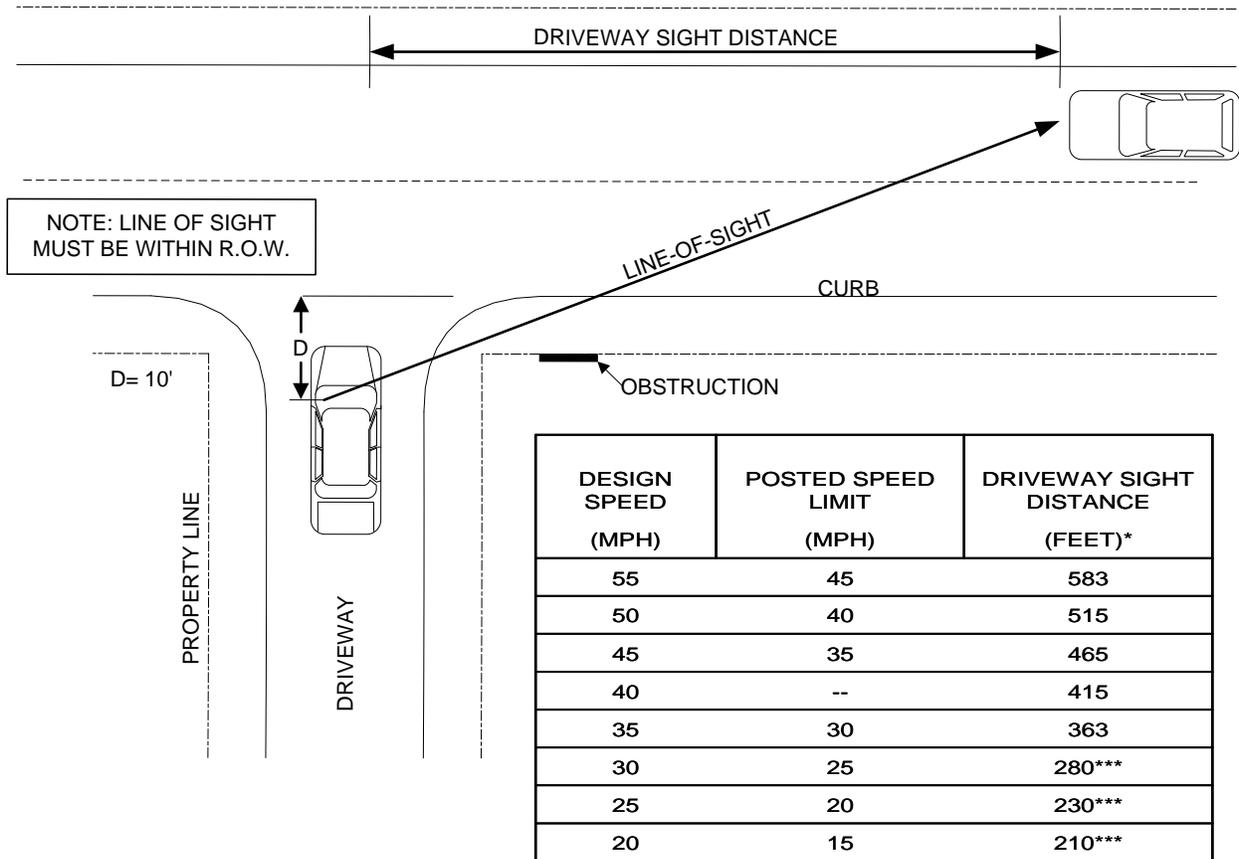
1. If located in a subdivision 303.688.3100

2. If not located in a subdivision,
please go to the office at 5496 N.
US Highway 85 Sedalia, Colorado 80135

Black Hills Energy	303-688-0984
Comcast Cable	303-930-2000
Lincoln Park West Metro District	303-840-9890
Meurer & Associates Inc.	303-985-3636
Mountain View Electric Association	719-495-2283
Silver Heights Water & Sanitation	303-660-9280
Denver Water Board	303-893-2444
Highlands Ranch Metro District	303-791-0437
Xcel Energy	303-425-3949

1. Slope of driveway shall be 4% maximum within public Right-of-Way or private roadway easement.
2. Approach angle to the driveway entrance shall be 80 to 90 degrees perpendicular to the roadway.
3. Elliptical culverts (oval) are often a viable alternative if the existing roadside ditch is not deep enough to accommodate a typical round culvert.
4. Permits are required for culvert placement in roadside ditches.
5. Only corrugated metal pipe (CMP) and reinforced concrete pipe (RCP) culverts are permitted in the County Right-of-Way.





* Driveway sight distance measured from a point on the driveway at 10 feet back from the edge of the road and measured from a height of eye at 3.5 feet on the driveway to a height of object at 4.25 feet on the road.

Reference Figure 4.2 of the “Douglas County Roadway Design & Construction Standards”

Sight distance developed From AASHTO “GREEN BOOK”