

The slope, capacity, and flowline elevation of any drainageway and/or roadside ditch impacted by the construction of a drainage crossing shall be maintained.

AR102.4 Easements

Easements for accesses are required. An access easement over the access to the benefit of and demonstrating access to all parcels that are utilizing said access shall be recorded with the Clerk & Recorder of Arapahoe County prior to County Street Cut & Right-of-Way Use Permit issuance.

County Engineering Services Division Staff can provide standard language for the access easement; however, if other language is utilized, grant of access to emergency service vehicles must be specified.

Easements for individual driveways serving one parcel are not required.

SECTION AR103 - MINIMUM SPECIFICATIONS

AR103.1 Approved materials

Regardless of material used for surfacing, accesses and/or driveways shall be placed on a minimum of twelve (12) inches of suitable compacted subgrade material, see Section AR105.1.A below for more information.

The width of the subgrade material shall be the same as the width of the proposed access and/or driveway.

AR103.1.A Asphalt (Hot Mix Asphalt Pavement)

Any asphalt surface shall conform to the Arapahoe County Infrastructure Design and Construction Standards Chapter 5, as amended.

AR103.1.B Concrete

Any concrete surface shall conform to the Arapahoe County Infrastructure Design and Construction Standards Chapter 5, as amended.

AR103.1.C All-weather surface

An all-weather driving surface shall be a minimum of six (6) inches of compacted Colorado Department of Transportation (CDOT) Class 6 aggregate base course meeting gradation, compaction, and all other requirements per CDOT Standard Specifications for Road and Bridge Construction, or approved equivalent, when the material, thickness, and placement are certified and bear the stamp of a licensed Colorado Professional Engineer.

AR103.2 Used materials and equipment

Used materials, equipment, and devices shall not be reused unless approved by the County.

AR103.3 Number of Entries

No more than one access shall be provided to an individual parcel or to contiguous parcels under the same ownership if the parcel proposes access to a County maintained public roadway unless it can be shown that; (1) allowing only one access conflicts with safety regulations (i.e. local Fire District requirements), or (2) additional access would significantly benefit safety and operation of the roadway and is necessary to the safe and efficient use of the property.

AR103.4 Location of Entry

When a property has frontage on two roadways, the driveway shall be located on the lower volume road, as determined by the County.

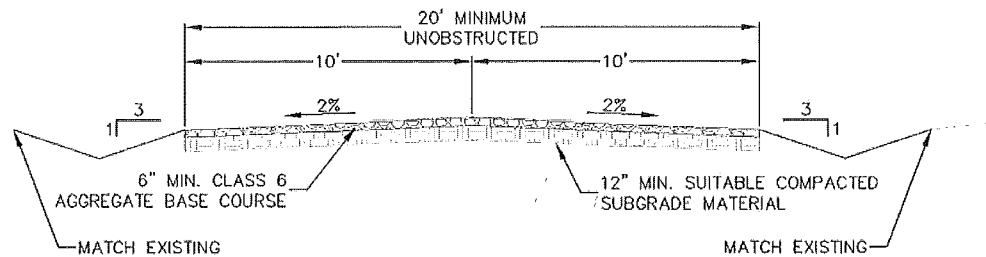
AR103.5 Proximity to Building

One required access or driveway meeting this Appendix R shall be placed within fifteen (15) feet of the building and a maximum of thirty (30) feet from the building.

AR103.6 Width of Access or Driveway

Accesses and driveways shall have a minimum unobstructed width of twenty (20) feet, as shown in Figure AR103.6-1.

FIGURE AR103.6-1 PRIVATE ACCESS OR PRIVATE DRIVEWAY



AR103.7 Maximum and Minimum Grades

Accesses shall not exceed seven (7) percent in grade.

Driveways shall have a minimum grade of not less than one-half (0.5) percent in order to prevent pooling within private property.

Accesses shall have a minimum grade of not less than one (1) percent in order to prevent pooling of water in the traffic lane.

Access and driveway slopes shall be $\pm 2\%$ for a minimum of five (5) feet from the edge of any existing County maintained roadway. This distance may vary if access is proposed from a County classified Arterial roadway.

AR103.8 Cross slope

Accesses and driveways shall be crowned in the center with a minimum cross slope of 2% to each edge.

The crown of a driveway may vary as it approaches the building.

AR103.9 Turning radius

The minimum turning radius at access centerline shall be a minimum of one hundred (100) feet.

AR103.10 Dead ends

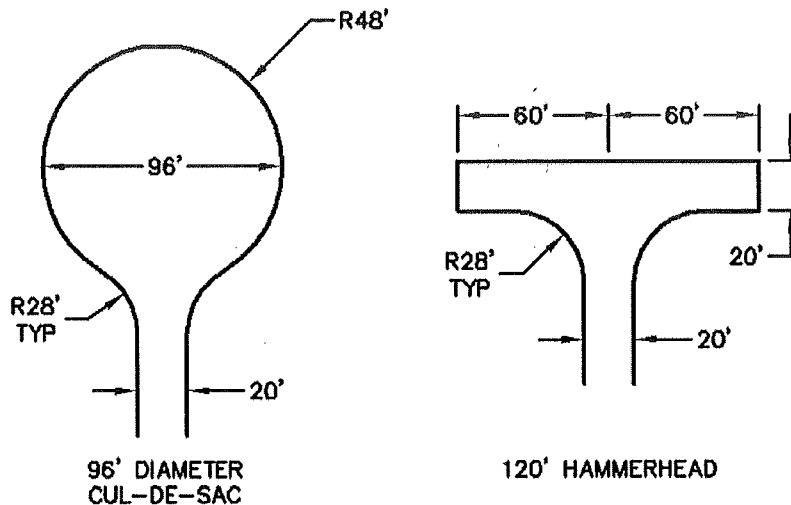
Dead-end accesses and/or driveways in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table AR103.10-1. However, an unpaved gravel access in excess of 750 feet may be permitted if the access serves nine (9) or fewer dwelling units and a turnaround per Figure AR103.10-1 is provided.

TABLE AR103.10-1 REQUIREMENTS FOR DEAD-ENDS

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-750	20	120-foot Hammerhead or 96-foot-diameter cul-de-sac in accordance with Figure AR103.10-1
751-1,200	Extended lengths beyond 750 feet may be permitted only with input from the affected Fire Protection District and approval by the Building Official.	
Over 1,200	Not allowed**	

**Dead ends over 1,200-feet are not allowed for newly proposed residential use parcels unless a variance is submitted and approved. Existing unimproved parcels with dead ends over 1,200-feet long will be allowed to remain, but may be subject to the turnaround requirement as determined by the local fire district.

FIGURE AR103.10-1 DEAD-END ACCESS AND/OR DRIVEWAY TURNAROUND



SECTION AR104 - PERMITS

AR104.1 Required

Any owner or authorized agent who intends to construct, enlarge, move, demolish, or change the occupancy of a building, the installation of which is regulated by this Appendix, or to cause any such work to be done, shall first make application to the Building Official and obtain the required permit.

AR104.2 Authorization

Permitting for, and enforcement of, this regulation is administered by the Arapahoe County PWD. Arapahoe County PWD will ensure that the final design of the access and/or driveway meets the minimum requirements for reasonable emergency access, safety, and the protection of soil and water natural resources, which may include consultation with the special district(s) involved.

In cases where an access or driveway does not meet the minimum requirements or where a traffic hazard is created, a permit may be denied.