

TOWN OF FOXFIELD
BASIC PRINCIPLES FOR SINGLE FAMILY RESIDENTIAL DRIVEWAYS

Private drive access to local, collector or arterial roadways that have no curb and/or gutter improvements shall be constructed to meet the following requirements:

Drive shall extend from R.O.W. line to edge of existing driving surface and shall be constructed of

- an 8" thick compacted class 6 aggregate base material, or
- if paved, a minimum 3" thick asphalt pavement over 6" thick class 6 aggregate base material, or minimum 4" of full depth asphalt.

The drive shall be minimum of 12' wide to a maximum of 22' wide (24' with flares) within the Town R.O.W.

A minimum 18" diameter CMP culvert or equivalent shall be installed at the established roadside ditch flowline beneath the private drive access. A larger culvert may be required by the Town for driveways across minor and major drainageways.

Maintenance of the access and drainage improvements within Town R.O.W. described above shall be the responsibility of the adjacent property owner.

DEFINITION OF TERMS

Several terms are used herein which have a somewhat distinct meaning. For the purpose of clarity, the definition of some of these terms are listed below.

Width of Driveway (W) - The width of driveway measured at the edge of pavement.

Edge Clearance (E) - The distance measured along the edge of pavement from the nearest edge of the driveway to a point where the property line extended intersects the edge of pavement.

Corner Clearance (C) - At an intersecting street the distance measured along the edge of pavement from the intersecting street edge of pavement to the nearest edge of the driveway.

Distance Between Double Driveways (D) - The distance measured along the edge of pavement between the inside edges of two adjacent driveways.

Frontage - The distance along the street R.O.W. line of a single property or development within the property lines. Corner property at an intersection would have a separate frontage along each street.

- Single family (SF) Residential - Single, detached family dwelling units.

GENERAL REQUIREMENTS

NUMBER OF ACCESS POINTS

In general, each SF residential property shall be limited to one access point. A second access point may be allowed for residential property having more than 150 feet of frontage where there is sufficient frontage to provide for minimum and maximum requirements.

ENTRANCE ANGLE

In general, the entrance angle for all driveway approaches shall be as near 90° to the centerline of the street as possible. The minimum angle which will be permitted is 90° plus or minus 10°.

MINIMUM SPACE BETWEEN OPENINGS (D)

The minimum spacing between driveways shall be 35 feet measured at the edge of roadway. This spacing will apply to the distance between drives serving adjoining properties on both sides of the Town R.O.W. as well as dual driveways for a single property.

WIDTH OF CURB OPENING (W)

The total width of driveway within the Town R.O.W. for residential properties on Town roads shall be a minimum of 12 feet wide to a maximum of 22' wide (or 24' with flares).

EDGE CLEARANCE (E)

Residential

Collector - None (May not exceed the property line extended)

Local - None (May not exceed the property line extended)

CORNER CLEARANCE (C)

It is important to locate driveways away from major intersections. This constraint is as much for the ability to enter and leave the property safely as it is for the benefit of intersection safety and operations. Corner clearances shall be 50' to 75', depending on the respective roadway classification, and are measured from the edge of pavement. Corner clearances from an arterial (East Arapahoe Road and South Parker Road) shall be 210' and are measured from the R.O.W..

RULES AND REGULATIONS FOR RESIDENTIAL DRIVEWAYS

