

Appendix R
Regulations Governing Access and Driveways
New Appendix to the Arapahoe County Building Code

SECTION AR101 - GENERAL

AR101.1 Short Title

This appendix, together with all future amendments, shall be known as the Arapahoe County Regulations Governing Access and Driveways (hereinafter referred to as ‘Appendix R’) and is adopted by resolution and incorporated by reference as part of the Arapahoe County Building Code adopted pursuant to the authority as set forth in Section 30-28-201, et seq., C.R.S., as amended.

AR101.2 Purpose

In addition to the purposes set forth in Section 30-28-203, C.R.S., this Appendix R is intended to provide providers of emergency services including fire fighting, law enforcement, ambulance, emergency medical, or other emergency services an adequate means of access in order to protect the public health, safety, and welfare of people and communities of unincorporated Arapahoe County from damage, injury, and loss of life and property resulting from natural catastrophes, catastrophes of human origin, civil disturbance, or other dangers. It is the intent of this Appendix R that No Certificate of Occupancy shall be issued for new residential buildings in the A-1 and A-E Zone Districts, as defined by the Arapahoe County Land Development Code, unless the required access and/or driveway criteria as defined by this Appendix have been met.

AR101.3 Scope

This Appendix R applies to all means of access, publicly or privately owned, whether or not they are designated as public roadways. This Appendix R also applies to all new residential buildings or new portions of building used or intended to be used for human habitation, for living, sleeping, cooking or eating purposes, or any combination thereof, and shall include additions thereto.

This Appendix R, which stipulates certain minimum conditions for access and driveways, shall apply to all parcels proposed for residential uses within unincorporated Arapahoe County in zoning districts A-E and A-1 east of Watkins Road (CR-97). More specifically, any A-1 and A-E zoning districts within the areas east of the Watkins Road alignment extended south to the Arapahoe County and Elbert County border. The area would include the extent east to the Arapahoe County and Washington County border.

Access and driveways shall be in accordance with this appendix and all other applicable requirements of the Arapahoe County Infrastructure Design and Construction Standards unless exempted by this Appendix. If the access or driveway is on a State Highway, it shall be in accordance with the State Highway Access Code, as amended, and a Colorado Department of Transportation (CDOT) State Highway Access Permit is required.

The County recognizes that existing unimproved parcels that utilize accesses placed prior to the adoption of this Appendix R do exist. Access roads placed prior to the adoption of this Appendix R and these Standards may be exempt for existing improved parcels depending on their location and the number of homes utilizing the access. Existing unimproved parcels

requiring a building permit that utilize access roads placed prior to the adoption of this Appendix R will be required to comply with this Appendix R unless a variance from the access road improvement requirements is granted. However, the County will still require access and/or driveway placement for existing unimproved parcels that directly access a County maintained roadway. Driveways to those existing unimproved parcels will be required to comply with the regulations set forth in this Appendix R and these Standards.

Existing buildings affected by this Appendix R are not required but are encouraged to comply with SECTION AR107 - PREMISES IDENTIFICATION.

AR101.4 Amendments and Revisions

This Appendix R may be amended from time to time as new technology is developed and/or the experience gained in the use of this Appendix indicates a need for revision. Technical Modifications to this Appendix shall be approved by the Director of the Department of Public Works and Development. Policy changes within this Appendix shall be approved by the Arapahoe County Board of County Commissioners (BOCC), following the recommendations of the Director of the Department of Public Works and Development (or the Director's named representative). Minor revisions that provide additional clarity and/or reflect reformatting and do not affect technical or policy modifications may be made without the action of the Director or the BOCC. The Director of the Department of Public Works and Development shall monitor the performance and effectiveness of this Appendix and will recommend changes, amendments or revisions, as needed.

AR101.5 Enforcement Responsibility

It shall be the duty of the Director of the Department of Public Works and Development (PWD), or the Director's named representative, acting on behalf of the BOCC to enforce the provisions of this Appendix R. No building permit shall be issued without the items identified under Section AR104.3 Submittal Requirements and No Certificate of Occupancy shall be issued for any residential property zoned A-1 or A-E, as defined in Section AR101.3 above, unless the access and/or driveway comply with this Appendix R.

AR101.6 Review and Approval

The County shall review all submittals for general compliance to this Appendix R. Approval by the County does not relieve the owner, engineer, or designer from responsibility of insuring that the submittal is in compliance with this Appendix R and/or all other applicable County Standards.

AR101.7 Relationships to Other Standards

If the State or Federal Government imposes more stringent standards, criteria, or requirements, these may be incorporated into this document after due process and public hearing(s), if needed, to modify the County's Regulations and Standards and this Appendix.

AR101.8 Variances, Waivers and Appeals

AR101.8.A Variances and Waivers

Whenever there are difficulties involved in carrying out the provisions of this Appendix R a variance or waiver request(s) with appropriate documentation and justification shall be submitted to the Building Official. The Building Official shall have the authority to grant modifications for individual cases, provided the Building Official shall first find that specific

individual reason(s) makes the strict letter of this criteria impractical and the modification is in compliance with the intent and purpose of these criteria and provided that such modification does not lessen health, life, and/or emergency safety requirements.

The request(s) are required to be identified with the initial application of a building permit. The request(s) shall consist of:

- ◆ Identification of the criteria requested to be waived or varied
- ◆ Justification for not complying with the criteria
- ◆ Identification of the alternative design or construction that is proposed to comply with the intent of the criteria
- ◆ Any supporting documentation, graphic(s), calculation(s), etc

In the event that the Building Official requires assistance in determining the result of a request, the Building Official shall refer these requests to the Technical Review Committee (TRC) or the Board of Review, as applicable, for review and recommendation.

If the Building Official refers a request to the Board of Review or the TRC, any special district involved shall also receive a copy of the request for their review and recommendation.

The details of action granting variances and/or waivers shall be entered into the files of the Building or Engineering Services Division, as applicable.

AR101.8.B Appeal of Variance Decisions

If the Building Official, Board of Review, or the TRC denies a variance or waiver request(s), the applicant may appeal the decision. The appeal process is as follows:

- ◆ Appeal to the Director, Department of Public Works and Development

The applicant may appeal to the Director of the Department of Public Works and Development (Director) within six (6) working days of receipt of an unfavorable Building Official, Board of Review, or TRC recommendation. This appeal shall be addressed to the Director and submitted to the Building Official. A response will be issued to the applicant in writing, defining a date, time and location at which the applicant may present his/her appeal. The date of the meeting will not be more than twelve (12) working days from the date of receipt of the written appeal.

At the appeal meeting, it shall be the responsibility of the applicant to clearly define and justify the variance or waiver requested. Staff shall be responsible for presenting the reasons and basis for denying the original variance request.

The Director will provide a written recommendation to the applicant within five (5) working days of the appeal meeting.

SECTION AR102 - REQUIRED ACCESS

AR102.1 Access surface

Facilities, buildings or portions of buildings hereafter constructed shall be accessible to emergency response vehicles by way of an approved access and driveway surfaced with asphalt, concrete or other County approved all-weather driving surface.

AR102.2 Air Quality

Construction of any new unpaved access shall be limited to serve nine (9) or fewer dwelling units.

Accesses serving ten (10) or more dwelling units in any development shall be paved in order to attain and maintain Colorado's ambient air quality standards. The pavement shall meet the County's private roadway standards per the County's Infrastructure Design and Construction Standards.

The Colorado Air Pollution Prevention and Control Act (Colo. Rev. Stat. § 25-7-100, et seq.) governs ambient air quality and air pollution in Colorado. Rules and regulations consistent with the implementation of the Air Pollution Prevention and Control Act are promulgated by the Colorado Department of Public Health and Environment and the Air Quality Control Commission.

AR102.3 Drainage Crossings

Accesses and driveways crossing major drainageway conveyances as defined by this Appendix shall conform to the Arapahoe County Stormwater Management Manual, as amended. In larger watershed areas, less than 130 acres but larger than 90 acres of tributary area, the County recommends that the applicant consult with a licensed Colorado Professional Engineer to obtain the appropriate culvert diameter in order to minimize overtopping of the access or driveway.

For all other drainageway crossings, including those crossing any roadside ditch, a culvert shall be installed at the established flowline elevation under the access or driveway. The culvert shall be a minimum of eighteen (18) inches in diameter, consist of a minimum of sixteen (16) gauge corrugated metal pipe, and include flared end sections on each end of the culvert.

All culverts shall have a minimum cover of six (6) inch compacted Colorado Department of Transportation (CDOT) Class 6 aggregate base course and be a minimum of twenty-four (24) feet in length. Additional cover may be required if heavy vehicles will utilize the crossing.

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.

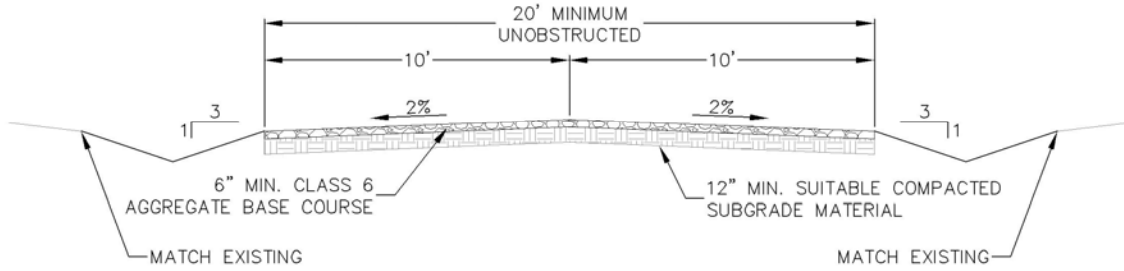
AR103.5 Proximity to Building

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

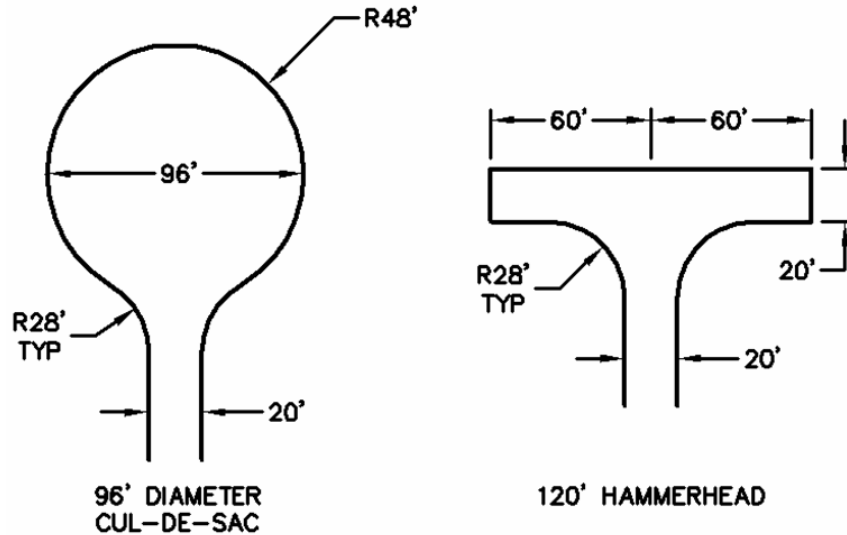
Dead-end accesses and/or driveways in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table AR103.10-1. However, an unpaved gravel access in excess of 750 feet may be permitted if the access serves nine (9) or fewer dwelling units and a turnaround per Figure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

AR104.3 Submittal Requirements

When applying for a Building Permit, the following should be included:

- A sketch plan defining the limits of construction and the following items:
 - ◆ Location, dimension, and approximate square footage of proposed building
 - ◆ Location and dimension length of proposed access or driveway with proposed drainage features such as culverts also labeled and dimensioned
 - ◆ Typical cross-section of the proposed access or driveway showing width, depth of surfacing materials, and sub-grade treatment

- ◆ Location of any existing right-of-way, buildings, structures, drainageways, wetlands, or drainage features within 100 feet of the work or that may be affected by the proposed work
- Street Cut and Right-of-Way Use Permit Application

SECTION AR105 - CERTIFICATION AND ACCEPTANCE

AR105.1 Access and Driveways

Sufficient guarantee must be given in the form of test reports, field reports, and drawings in conformance with the requirements of this Appendix R (including geo-technical data, road base thickness, sub-grade moisture content, density, and compaction reports, as required).

All submittals relating to the construction of accesses and driveways shall be submitted to Arapahoe County for review and acceptance, prior to release of a Certificate of Occupancy. If the access or driveway is on a State Highway, a CDOT State Highway Access Permit is required.

AR105.1.A Sub-grade Testing

Subgrade shall be scarified to a minimum depth of 12-inches below finished grade. The subgrade shall be free of roots, sod, weeds, wood, construction debris, ice, snow, or other frozen materials, deleterious matter, and stones larger than 3 inches.

Subgrade shall be adjusted to a suitable moisture content and compacted.

Field moisture-density tests using acceptable methods will be required at random locations at the rate of one for each 500 lineal feet of sub-grade for each travel lane. At a minimum, two (2) tests for sub-grade will be required.

AR105.1.B Aggregate Testing

Aggregate Base Course materials shall be placed on an approved sub-grade found to be stable and non-yielding. Should weather conditions change, such as freezing, precipitation, etc., aggregate base materials shall not be placed until the sub-grade is reapproved.

At least one sample of aggregate base course for each 1,000 tons of materials placed shall be tested to determine gradation and Atterberg limits. Should this test indicate the material does not meet specifications; the material shall be removed and replaced.

During placement and compaction, Compaction Curves will be required for each material used. Field moisture-density tests shall be taken of each lift of material at random locations at approximate intervals of 500 feet in each travel lane. At a minimum, two (2) tests for aggregate will be required.

AR105.2 Certification Statement

As stated in Section AR103.1.C of this Appendix R, a certification and stamp of a licensed Colorado Professional Engineer (CO PE) for an all-weather driving surface shall be provided. A Certification Statement is required on any submittal certified by the CO PE and shall state the following:

As the licensed Colorado Professional Engineer responsible for inspection of the materials and the construction of the access and/or driveway at (Include address and permit number), I hereby certify under penalty of perjury that:

- ◆ The subgrade prepared for said access and/or driveway meets the minimum twelve (12) inch thickness, required width, and conforms to requirements as defined and specified in Appendix R of the Arapahoe County Residential Building Code, as amended.

- ◆ The aggregate used for said access and/or driveway meets the requirements as defined and specified in the latest edition of the “Colorado Department of Transportation Standard Specifications for Road and Bridge Construction”, or approved equivalent.
- ◆ The construction of said access and/or driveway meets the minimum six (6) inch thickness.

SECTION AR106 - MAINTENANCE

AR106.1 Private Access and Driveways

The property owner shall be responsible for maintenance of all on-site access and/or driveways. On State Highways, the owner is responsible for maintenance of access from the back of pavement, including drainage swales.

AR106.2 Private Drainage

All private drainage improvements within County right-of-way, including piping, are the responsibility of the adjoining property owner. The County will not provide maintenance of these items.

Should the owner fail to maintain said drainage improvements, the County shall have the right to enter the property for the purposes of operation and maintenance and assess the costs for such maintenance to the property owner.

SECTION AR107 - PREMISES IDENTIFICATION

AR107.1 Address numbers

New buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from a public way fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall be a minimum of 4 inches (101.6mm) high with a minimum stroke width of 0.5 inch (12.7 mm). Address numbers shall be maintained by the property owner.

AR107.2 Residential dwellings

All new residential dwellings shall display a reflective street number in a prominent location on the parcel’s dwelling (if that dwelling is clearly visible from the private access or public way) in such a position that the number is easily visible to approaching emergency vehicles. If the house number is located on the garage wall, it shall be on the wall closest to the front entrance. If the parcel’s dwelling is not clearly visible from the private access or public way, the reflective street number should be placed near the dwelling’s point of access in a location such as a monument, pole, fence, or other sign that is clearly visible to approaching emergency vehicles and is not within County right-of-way.

AR107.3 Streets and roads

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant and be maintained until replaced by permanent signs. Permanent signs shall conform to the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD), latest County accepted edition. As editions of the MUTCD

change, the County must choose to adopt those changes before used as regulation. Please contact the PWD Department for the latest edition of the MUTCD adopted by the County.

Glossary

For the purpose of Appendix R and the Rural Engineering Standards, the following words, terms, or abbreviations have the meanings shown below:

Access

Principal vehicular ingress and egress to a building or through a development, crossing more than one parcel, including public and private roads, streets, and access that extend to and intersect with a publicly maintained road, street, or access.

Agent

A person who shall have charge, care or control of any structure as owner, or agent of the owner, or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner. Any such person representing the actual owner shall be bound to comply with the provisions of this Standard to the same extent as if that person were the owner.

Air Pollutant

Any fume, smoke, particulate matter, vapor, gas, or any combination thereof that is emitted into or otherwise enters the atmosphere, including, but not limited to, any physical, chemical, biological, radioactive (including source material, special nuclear material, and by-product materials) substance or matter, but not including water vapor or steam condensate or any other emission exempted by the Air Quality Control Commission consistent with the Federal Clean Air Act. [*Colo. Rev. Stat. §25-7-105(1.5), (1992)*]

Air Pollution

Any concentration of one or more air pollutants in the ambient air that has caused, is causing, or if unabated, may cause injury to human, plant, or animal life, or injury to property, or which unreasonably interferes with the comfortable enjoyment of life or property or with the conduct of business.

Air Quality

The composition of air with respect to quantities of pollution as compared to the federal "National Ambient Air Quality Standard" of maximum acceptable pollutant concentrations before unhealthy conditions exist.

Ambient Air

*That portion of the atmosphere, external to the source, to which the general public has access. [*Colo. Rev. Stat. §25-7-105(5), (1992)*]*

Approved

Acceptable to the "authority having jurisdiction."

Arterial

2-lane or 4-lane public roadways that serve higher to moderate speeds and traffic volumes over moderate to long distances. Access to arterials is restricted with spacing standards between intersections and limited direct property access.

Authority Having Jurisdiction

The "authority having jurisdiction" shall be the Building Official. When matters of joint interest are involved, the Building Official may request referral comments from other organizations, offices, or individuals.

Average Daily Traffic (ADT)

The average daily volume of vehicles traveling on a given road.

Best Management Practices (BMPs)

A device, practice, or method for removing, reducing, retarding, or preventing targeted stormwater runoff constituents, pollutants, and contaminants from reaching receiving waters.

Building

Any structure used or intended for supporting human habitation, for living, sleeping cooking or eating purposes, or any combination thereof.

Building Official

The officer or other designated authority charged with the administration and enforcement of the International Building Code, or a duly authorized representative.

Clear Zones

Clear Zones are the distance necessary to meet the recovery zone slope requirements for safe recovery of a motor vehicle in the event it leaves the roadway.

CDOT

Colorado Department of Transportation

Development

Human-made improvement of property.

Drainageway crossing

Where an access or driveway crosses a natural drainageway.

Drainage Feature

Drainage channels, storm sewers, roadside swales, ponds, wetlands, grassed-lined swales, buffer strips and/or other elements used to either convey or receive storm water runoff.

Drainageway

A natural or artificial channel, swale, arroyo, gully, gulch, ditch, trench, creek, stream, river, slough, wetland, pond, reservoir, or lake that either conveys or receives seasonal or storm water runoff.

DRCOG

The Denver Regional Council of Governments (DRCOG), a nonprofit association of local governments dedicated to making the nine-county Denver region a great place to live, work and play.

Driveway

A vehicular access for private use that serves one lot or parcel connecting a house, garage, or other allowed use to the public or private access.

Dwelling Unit

Any building or structure, or portion thereof that contains living facilities with provisions for sleeping, eating, cooking, and sanitation for not more than one family.

Easement

The right of a person, government agency, or public utility company to use public or private land owned by another for a specific purpose.

Facility

A building in which is conducted the principal permitted use of the parcel on which it is situated.

Flag Lot

A polygonal-shaped lot, with the appearance of a flag and flagpole, that does not front or abut a public roadway and where the narrow “flagpole” part of the lot is used to provide access to the public roadway. Typically, the widest part of a flag lot is located at the rear of another lot or parcel, and the flagpole part of the lot is comprised entirely of a private access or driveway.

Hammerhead

A roadway that provides a "T" shaped three-point turnaround for emergency equipment, being no narrower than the road it serves.

Illicit discharge

Any discharge to a municipal separate storm sewer that is not composed entirely of stormwater, except discharges resulting from fire-fighting activities.

Impervious

Hard surfaces that do not allow water to infiltrate into the ground but instead increase the amount of surface runoff. Typically refers to roadways and parking lots. Also refers to rooftops, patios, and other hard surfaces.

Infrastructure

Roadways, transit facilities, water and wastewater treatment facilities, storm drainage facilities, and other utilities. May also include schools, police and fire stations, parks, and other civic facilities, either publicly or privately owned.

Major Drainageway Conveyance

A drainage flow path with a tributary area of 130 acres or more.

Natural Trail

A trail, whose surface is of natural components and not improved, widened, maintained or cleared of debris by the landowner or a public entity.

Non-point Sources

Runoff that is from diffuse sources (generally not carried in a pipe) and may contribute to water quality problems. Non-point sources include: stormwater runoff, mine water discharge, agricultural return flows, and water changed by diversions or impoundments.

Owner

A corporation, firm, partnership, association, organization and any other group acting as a unit, or a person who has legal title to any structure or premises with or without accompanying actual possession thereof, and shall include the duly authorized agent or attorney, a purchaser, devisee, fiduciary and any person having a vested or contingent interest in the premises in question.

Permit

An official document or certificate issued by the authority having jurisdiction which authorizes performance of a specified activity.

Person

An individual, heirs, executors, administrators or assigns, and also includes a firm, partnership or corporation, its or their successors or assigns, or the agent of any of the aforesaid.

Private Road

Any roadway, serving two or more residential lots, which will not be maintained by Arapahoe County.

Public Way or Public Roadway or Public Right-of-Way

A strip of land denoting public land, property, or interest therein, acquired for or devoted to public access or other public improvement involving maintenance by a public agency.

Public Works and Development Department

Herein referred to as PWD

Recovery Zone

The area adjacent to a roadway that is needed to recover a vehicle when it leaves the roadway. This area must meet certain slope requirements and be clear from any obstructions

Registered Colorado Professional Engineer

An engineer, registered or licensed to practice professional engineering, as defined by the statutory requirements of the professional registration laws of the State of Colorado.

Roads, Streets, Private Access

Land intended primarily for vehicular traffic and providing the principal means of access to property, including a roadway, access, drive, avenue, highway, boulevard, or any other thoroughfare other than a driveway as defined by this Appendix. Also, see Access.

Roadway

Any surface improved, designed, or ordinarily used for vehicular travel other than a driveway as defined in this Appendix.

Rural Areas

Lands within unincorporated Arapahoe County, which are located outside the boundaries of both the "Urban Services area" (as depicted in the Comprehensive Plan) and any "Urban Growth Boundary" for Bennett, Byers, Strasburg, or Watkins.

Rural town centers

Small, established communities located in the rural areas of the region, identified by DRCOG as having the potential to accommodate future population growth.

Slope

Upward or downward incline or slant, usually calculated as a percent of slope [rise or fall per one hundred (100) feet of horizontal distance].

Shoulder

Surface of the road adjacent to the traffic lane.

Street or Road Signage

Any sign containing words, numbers, directions, or symbols that provides information to emergency responders and the general public.

Structure

That which is built or constructed, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

Technical Review Committee (TRC)

The committee established to review design and engineering issues and minimum requirements related to the standards used by the County and comprised of representatives of the Engineering Services Division and Transportation Division that have review responsibilities established by County rules and regulations.

Traffic Lane

That portion of a roadway that provides a single lane of vehicle travel in one direction.

Trail Tread or Tread

The travel surface of a trail.

Traveled Way

The portion of a roadway that provides for vehicular travel in all permitted directions.

Turnaround

A portion of an access or driveway unobstructed by parking, that allows for a safe reversal of direction for emergency equipment.

Turnout

A portion of a roadway that has been widened to allow vehicles to pass or park

Watershed

A geographical area that drains to a specified point on a water course, usually a confluence of streams or rivers (also known as drainage area, catchment, or river basin)

Wetland

Areas characterized by growth of wetland vegetation (e.g., bulrush, cattails, rushes, sedges, willows, pickleweed, and iodine bush) where the soil is saturated during a portion of the growing season or the surface is flooded during some part of most years.

AND BE IT FURTHER RESOLVED by the Board of County Commissioners that the adoption of the above amendments to the Arapahoe County Residential Building Code shall be subject to the following conditions:

1. If any minor modifications to the text are required prior to incorporation, Staff, in conjunction with the County Attorney's Office, is hereby authorized to make necessary modifications to the text.
2. Staff is hereby authorized to add "do's and don'ts" examples, photos, details, or other illustrations to better explain requirements within *Appendix R*, and Staff, in conjunction with the County Attorney's Office, is hereby authorized to make these additions.
3. If the need arises, Staff, in conjunction with the County Attorney's Office, is hereby authorized to modify the existing Street Cut and Right-of-Way Use Permit or create a new permit for culvert placement within County right-of-way or County designated major drainageway.
4. The adoption of *Appendix R* into the existing Arapahoe County Residential Building Code also authorizes *Appendix R*'s integration into the Rural Engineering Standards so the two rural related documents are conveniently found in the same location.
5. Table AR103.10-1 shall be revised to allow for variances to accesses/driveways greater than 1,200 feet in length.
6. The effective date for this resolution shall be August 31, 2012 and shall relate to building permit applications submitted on or after said date.