

Residential Driveway Guidelines

Residential Driveway & Private Road

Residential driveway provides access to a single family residence, a duplex, or an apartment building containing five or fewer dwelling units. A private road allows access to more than two parcels.

Construction Standards for Connections to Paved County Roads

Driveways shall be paved within the road right of way from edge of road to property line.

Driveways connecting to a road without curbing are to be paved turnouts in general compliance with MAG Detail 205 Type A, B, or C. Pavement within County right of way shall be a minimum 2.5" of asphalt concrete over 6" of aggregate base, MAG Class B concrete a minimum of 5" thick, or an alternative paving material approved by MCDOT.

Driveways connecting to County roads with vertical curbing are to be in compliance with MAG Detail 250.

Driveway connections are not to impede drainage. If a dip crossing is installed then the driveway surface must be placed at existing flow line grade and must not alter or impede drainage. If a culvert is installed it must be a minimum 18" in diameter, the pipe is to be reinforced concrete pipe, corrugated metal pipe or approved alternative material, **plastic pipe is not allowed**. Elliptical and arch pipe sizes equivalent to an 18" diameter pipe are acceptable. In areas where sedimentation is a problem the use of arch and horizontal elliptical pipes is restricted and requires approval. Culvert capacity is to be such that ditch and channel flows will not encroach onto roadway pavement. Sealed engineering design calculations shall be submitted for culvert sizes greater than 18" unless the culvert size is matching downstream culvert sizes. Culverts are to be located outside the clear zone or made traffic safe. **Culverts are not to be a roadside hazard**.

The driveway and flared roadway connection within County right of way shall be inside the extended side property line and not encroach onto the frontage of the adjacent parcel.

Driveway width shall be 12' minimum and 24' maximum, except when the garage faces the street and is located within 25 feet of the right-of-way, the driveway width may be increased to equal the width of the garage openings.

The edge of all driveways shall be at least 50' from the near edge of pavement or the near curb line of an intersecting street.

Gates to control driveway access are to be located with a setback that provides sufficient space for the vehicle stopped prior to the gate to be out of the roadway and be clear of the public sidewalk.

Driveways connecting to arterial or major collector streets are to have adequate turnaround space on the private property or a circular driveway to eliminate backing onto the roadway. Circular

driveways for single family residential units shall have in the right of way a minimum width of 12 feet and a maximum width of 16 feet with appropriate flared connections or for vertical curbed roadways a 16 foot driveway entrance (MAG Detail 250). Driveway plans are subject to review by the MCDOT Traffic Division.

Driveways are private facilities constructed under permit within public right of way. The County is not responsible for maintenance or repair of driveway pavements, culverts, or embankment slopes.

Fees:

Permit fee is three percent (3%) of the total MCDOT calculated quantities and values.

Review fee is \$100.00 per permit

Processing fee is \$50.00

Bond: Required

All Assurance's (Bonds) must be preapproved by the Maricopa County Attorney's Office. Approval will take a minimum of 2 working days.

Insurance: Certificate of liability insurance is not required for a single family residence when the owner is performing the work.

Revised 6/22/2015

Residential Paved Driveway - Information Required for Permit

Owner: _____

Assessor Parcel Number: _____

Address: _____

Major Cross Streets: _____

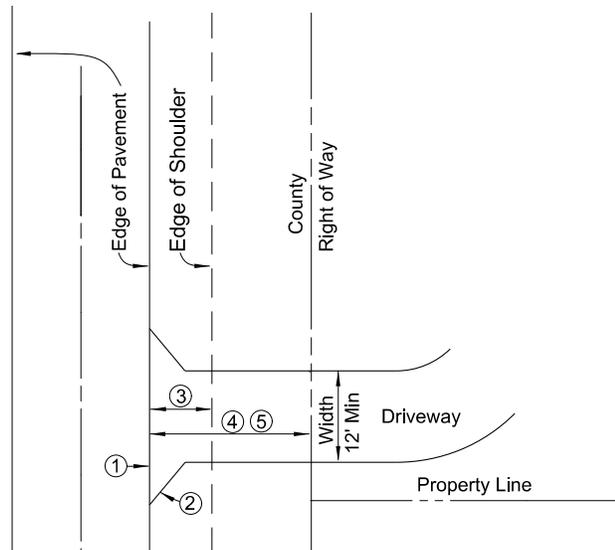
Sketch of the proposed driveway is to include:

1. Dimension between the property line and edge of driveway
2. Dimension the distance from edge of roadway pavement to the property line
3. Driveway width
4. Type and size of connecting flare
5. Proposed pavement material
6. North arrow
7. Proposed Drainage: Valley gutter or culvert. For a culvert dimension the location, and identify the size, material, end treatments, & slope of the side embankments.

A **Traffic Control Plan** is required for all proposed work within County Right of Way.

Helpful Information:

- Driveways with access on arterial roads may be subject to future turning movement restrictions.
- Do not alter or impede existing drainage flow.
- All construction shall conform to the latest Maricopa County Department of Transportation (MCDOT) Roadway Design Manual and the MAG Uniform Standard Specifications and Details as Supplemented by MCDOT.
- Existing vertical curb - driveways to comply with MAG Detail 250.
- It is the responsibility of the property owner /contractor to ensure adequate sight distance at all driveways and intersections.



NOTES:

1. Match with a neat line along the existing edge of pavement; sawcut a minimal distance from the edge as needed to obtain a smooth match line with a full depth vertical edge. Do not remove a thickened edge if existing.
2. Flared connection: use 45° angle or radius see MAG Detail 205 (minimum 6'x6' triangle or 6' radius). The driveway and flared connection shall be inside the extended side property line and not encroach onto the frontage of the adjacent parcel.
3. Driveway profile is to match existing pavement and shoulder grades.
4. Driveway alignment within right of way is to be perpendicular to the roadway.
5. Pavement within County right of way is to be a minimum of 2.5" of asphalt concrete over 6" of aggregate base, MAG Class B concrete a minimum of 5" thick, or an alternative paving material approved by MCDOT.