

# Driveways

Updated 6/14/2023

There are three very common complaints we hear way too often is (in no particular order):

- 1) A new driveway should have a culvert and does not.
- 2) A new driveway does not have enough slope and/or does not have one defined side as a bar ditch to direct the water correctly to roads culvert/bar ditch system, and therefore water has come down the middle and washed out the road.
- 3) A new driveway has been put in which encroaches on the road system.

All of these are very sensitive subjects with everyone involved. To protect our rights to the roads, we need to use some common sense when cutting in a driveway.

A Culvert is needed if the driveway can dam up water (usually on the hill side); you can usually tell if you need a culvert by looking at the rest of the road, do others on your side also have culverts? Are there bar ditches? Can you see water erosion in the road where someone else has not installed a culvert? Are you on a hill? Is there a culvert going across the road from your side. Remember, when installing a culvert, you need at least an 8" round culvert for spring runoff; owners who use smaller culverts find they have caused road damage and are responsible for fixing.

All new driveways need at least a 2% grade sloped to one side to help direct the water to the side of the driveway and into your culvert, instead of coming directly down the middle and going over your culvert. It is important to walk the lot before cutting in to first find where the natural drainage has come from and prepare your lot with necessary drainage (French drains, etc.) to direct the water, so it doesn't wash your lot out first year or the road. You need to continue to reassess the drainage every year because a new cut out somewhere above you may have changed the water flow.

The road easements in Aspen Hills are fifty-foot wide. Your lot starts at the edge of this easement (usually at the lot markers). Work done in the fifty-foot road easement is where the problems come up. The driveway needs to be on your lot with little or no impact on the road system. The driveway should not allow water to run to the road and pool.

It is also wise to install a sign with your lot number for emergency services. If a driveway is installed improperly (any road damage is the lot owner's responsibility, including the cost of repair).

Notes: A site plan is required before you cut into your lot, showing what your plans are for developing your lot. It should show things like driveways, trailer pad, septic system, water storage, shed, etc. It doesn't need to be fancy, just a sketch is fine. You can also print a Google image of your lot and draw on it.

Before building or cutting in access, email a copy of your site plan to: [environmental@ahoa.org](mailto:environmental@ahoa.org)

