BASTROP COUNTY DRIVEWAY STANDARDS

A. PURPOSE

The purpose of the **Bastrop County Driveway Standards** is to promote the public health, safety, and general welfare of the county; to provide an efficient process by which property owners may obtain driveway permits; to ensure access that does not impede drainage, traffic, public safety, or road maintenance; and to ensure access for 9-1-1 addressing and emergency response vehicles and services.

B. DEFINITIONS

For purposes of these Standards, the following terms shall have the corresponding meaning:

1. All-weather surface road – A street, road, or drive that is constructed with base material and has a hard surface to ensure access by ambulances, fire trucks, or other emergency vehicles under all weather conditions.
2. Collector Street – A street or road that collects traffic from other streets and serves as a direct route to another collector street, minor arterial, major arterial, or state highway.
3. Commercial Driveway – A private access roadway designated for non-residential use or for access to five or more residential homes on one tract.
4. Commissioners Court – The Bastrop County Commissioners Court.
5. Common Driveway – A driveway which provides access for two (2) or more lots through a "Joint Use Access Agreement" filed with the Bastrop County Clerk; also referred to as a Shared Access Driveway.
6. County Commissioner – The elected Commissioner of a precinct in Bastrop County or his/her designated agent.
7. County Engineer – The license professional engineer appointed by the Commissioners Court to that position or the County Engineer's designated agent.
8. County Road – Any public road or street in which the county has a public interest and has been maintained by the county and is not within the incorporate limits of a city and is not a state highway.
9. Driveway – An access facility from a public road for use by an owner and/or others.
10. Floodplain or flood prone area - Any land area susceptible to being inundated by water from any source.
11. Industrial Street – A street or road intended primarily to serve traffic within an existing or proposed industrial development.
12. Joint Use Access Agreement – A legal instrument between adjacent property owners that convey rights of access between separate lots, parcels, or tracts and a public street for use by the owners and which is filed with the Bastrop County Clerk.
13. Lot – An undivided tract or parcel of land, regardless of size, if it is designated on a subdivision plat, or by metes and bound, or by survey, and has frontage on a dedicated public street or county road.
14. Pavement – The road bearing surface layer, on a private or public road, consisting of concrete, asphaltic concrete, two applications of asphaltic material each covered with aggregate, or other similar materials and generally designed for a twenty (20) year life expectancy consistent with Bastrop County Construction Standards or approved by the County Engineer.

15. Residential Street – A street or road which is intended primarily to serve traffic within a neighborhood or residential area, and which is generally not continuous through several residential areas.
16. Ranch Road – A roadway that is designed and used for low traffic volumes (less than thirty vehicle trips per day determined by an engineering survey) and approved by the County Engineer.
17. Tract – An undivided tract or parcel of land legally described in the deed records by a registered surveyor's metes and bounds description and has frontage to a dedicated public street or county road.
18. Street – Any public right of way or easement, however designated, dedicated, or acquired, which provides vehicular access to adjacent properties; also referred to as road or roadway.

C. GENERAL DRIVEWAY STANDARDS

1. GENERAL
   a. A driveway permit is required from Bastrop County in order to obtain access to a county road.
   b. All Common Driveways shall be approved by the County Engineer.
   c. A development permit is required for any construction within a floodplain. A joint driveway - development application may be submitted to Bastrop County Development Services (BCDS). The County will review the application for compliance with these regulations and the Bastrop County Flood Damage Prevention Order.
   d. Applications for permits shall be made by the owner, lessee or owner's representative who shall represent all parties of interest, and such permits shall be only for the purpose of securing or changing access to a parcel. The applicant must agree to the design, construction, and maintenance requirements of the permit.
   e. A permit will become null and void if the driveway is not constructed within twelve (12) months from the issuance of a permit; Bastrop County reserves the right to revoke a driveway permit at any time.
   f. The driveway must be located within twenty-five feet (25') of the designated 9-1-1 address.
   g. A private driveway constructed on state right-of-way must be permitted through the Texas Department of Transportation (TxDOT). The County's Development Services Department may require a copy of the TxDOT letter of approval prior to providing other services.

2. LOCATIONS
   a. General
      No driveway shall be constructed within the curb return of a street intersection or within the radius of the edge of pavement at an intersection or a curve.
   b. Locations from Intersections
      1. Driveways accessing residential streets shall not be closer than fifty feet (50') to a street intersection.
      2. Driveways accessing a collector street or an industrial street shall not be closer than one hundred feet (100') to a street intersection.

   c. Sight Distance

Sufficient sight distances shall be provided for all driveways based on the posted speed limit along the road. If sight distance problems are anticipated at the location of a proposed driveway, additional building setback distances may be required. The driveway will be permitted at a site, to be determined by the County Engineer, that provides the safest access to the public right-of-way.

3. DESIGN FEATURES
   a. The maximum driveway grade for the portion of driveway constructed in public right-of-way (measured from the edge of shoulder), for a Ranch Road shall be 10% for residential driveways and 6% for commercial driveways. Driveways of both types onto a higher classification than a "Ranch Road" shall have a maximum grade of 3% for the first thirty feet (30') off the edge of pavement of the public roadway.
   b. Driveway pavement radii shall be a minimum of five feet (5') into curbed streets and minimum of ten feet (10') into uncurbed streets and shall be a maximum of fifteen feet (15') for either curbed or uncurbed driveways.
   c. Driveway installations requiring conveyance for storm drainage in roadside ditches shall be sized so as to provide adequate area to pass the ten-year frequency storm runoff for rural conditions. The length of culvert pipe, where used, shall be sufficient to allow for driveway base width (including radii, as applicable) plus two feet (2') on each side, but in any case, no less than twenty-four feet (24').
   d. On driveway access to any public road or street, the minimum distance between driveways is one hundred fifty feet (150'). A maximum of two driveways will be permitted to any property with more than two hundred feet (200') of adjacent right-of-way frontage (i.e. 400 feet or more total frontage). If total right-of-way frontage is one hundred fifty feet (150') or less, driveway access will be limited to only one location.
   e. For Manufactured Home Rental Communities, all internal roads and associated drainage facilities shall meet the Infrastructure Regulations adopted by the Commissioners Court and consistent with all Bastrop County regulations.

D. SPECIAL STANDARDS

1. Driveway for Single Residential Parcels (Type I)
   The surface width for a single family residence driveway shall be a minimum of twelve feet (12') with a maximum of thirty feet (30'). The driveway base construction shall be a minimum of two feet (2') wider than the pavement, except for dip-type driveways.
2. DRIVEWAYS USED BY A MAXIMUM OF FOUR RESIDENTIAL PARCELS (TYPE II)
   a. Common Driveways for a maximum of four residential lots may be approved by the County Engineer provided a permanent access easement has been granted to each property owner, and others, to use any portion of the drive for access to the other lots.
   b. The surface width for a Common Driveway serving four or fewer residential lots shall be twenty feet (20') with a maximum of thirty-six feet (36').
3. DRIVEWAYS FOR MORE THAN FOUR PARCELS (TYPE III)
   Common Driveways for more than four residential lots may be approved by the County Engineer provided that the following conditions are met:
   a. A permanent access easement has been granted to each property owner, and others, to use any portion of the drive for access to the other lots;
   b. The road has an all-weather surface;

c. The road length is more than one hundred feet (100') and less than fifteen hundred feet (1,500') in length; and
d. The surface width for a Common Driveway for four or more residential units shall be a minimum of thirty-six feet (36') and a maximum of forty feet (40') with the shared all-weather surface road being a minimum of eighteen feet (18') wide.

4. DRIVEWAYS FOR COMMERCIAL AND MULTI-RESIDENTIAL DEVELOPMENT PARCELS (TYPE IV) Common Driveways for commercial or multi-residential developments shall have a minimum driveway width of thirty feet (30') and a maximum of forty feet (40').

E. DRIVEWAY INSTALLATIONS

1. Dip-Type Driveways must be properly designed and installed to pass road drainage with minimum scour damage to driveway, road shoulders, or surface and be constructed where terrain will allow economical installation. Standard details are provided in the County Construction Standards for both concrete and asphalt surfaces. Installation and maintenance of dip-type driveways approved under these standards shall be the responsibility of the property owner or developer. If the developer does not wish to construct the driveway(s) at the same time that the roadways and other improvements are constructed or prior to sale of lots, the developer must provide an irrevocable Letter of Credit in the amount of the driveway construction cost to the County.
2. Culvert Pipe Driveway installation and maintenance shall be the responsibility of the property owner or developer. If the developer does not wish to construct the driveway(s) at the time the roadways and other improvements are constructed, the developer must provide an irrevocable Letter of Credit in the amount of the driveway construction cost to the County.
3. Installation of dip-type or culvert pipe driveway entrances shall be under the supervision of the County Engineer. All driveways shall be installed to meet County Standards.
4. Authorized Bastrop County representatives reserve the right to inspect at the time of construction and to require such changes as may be considered necessary. The County may remove any culverts that cause erosion and/or adverse drainage to the ditch or road.

F. VARIANCES

1. Any request for a variance from these Standards must be approved by the County Engineer based on the conditions for a variance and the intent of these Standards. The County Engineer may attach such conditions to the granting of a variance as deemed necessary to further the purpose of these Standards.
2. Any person who disputes the decision of the County Engineer may appeal the County Engineer's decision to the Commissioners Court.