

Adopted Feb. 14, 2006

TOWN OF FARMINGTON DRIVEWAY AND CULVERT REGULATIONS

1.1 INTRODUCTION

A. Purpose

For the safety of the general public, the Town of Farmington shall determine the minimum requirements and technical standards for driveways, culverts and drainage structures constructed within the Town.

B. Permit Required

No person or business entity shall construct, reconstruct, pave, alter or enlarge any private driveway; or install, re-install, replace, or move a culvert, without first obtaining a driveway permit as required in this chapter. Where a new driveway is to be constructed in conjunction with the construction of a new principal structure, this driveway permit shall be issued along with the building permit. No person shall commence work on any driveway or culvert before the driveway permit has been issued. Payment of fees is a requisite of permit issuance. Failure to obtain a permit will result in a double fee charge.

C. Application

Application for a driveway permit shall be made in writing upon forms issued by the Town Building Inspector, and shall be accompanied by a drawing accurately depicting the proposed driveway to be constructed, reconstructed, altered, or enlarged. The drawing shall include the following:

1. The location of existing and proposed improvements, including driveway width, shall be identified on the drawing.
2. All numbers and writing shall be legible.
3. Certified Survey Maps shall show driveway location.
4. The location, road right-of-way width, road names and name of property owner should be identified.

1.2 DRIVEWAY REGULATIONS

- A. Any new driveways or any alterations, excluding normal maintenance, to existing driveways, in which such driveways shall connect from private property to public right-of-way, shall require the issuance of a permit by the Town of Farmington Building Inspector prior to the beginning of such construction or alteration.
1. Driveway surface width at the property line:
 - a. Residential - minimum 12 feet, maximum 20 feet
 - b. Business/Commercial - minimum 20 feet, maximum 35 feet
 - c. Agricultural Field Entrance - minimum 20 feet with a 24 foot culvert minimum.
 2. Minimum width clearance: 24 feet.
 3. Minimum height clearance of trees, wires, etc: 18 feet.
 4. Maximum grade: Shall not exceed 10 percent at any point.
 5. For every 300' of driveway length, a safe passage area for meeting vehicles is recommended by the Town. This area shall be at least 25' in length and 18' in width, regardless of driveway surface type.
 6. The driveway within the area of the public right-of-way shall slope away from the public road at a minimum of 1 percent and a maximum of 5 percent to prevent erosion onto the public road. The cross slope shall extend to the centerline of the culvert.
 7. An adequate road bed base of suitable material to support the projected traffic and any requirements for culverts shall be determined by the Town in considering an application for driveway approval.
 8. All driveways entering onto Town roads shall be at least five (5) feet off of the nearest side lot line at the point where the property line meets the Town road right-of-way unless approved by the Town Board.
 9. Driveways shall intersect the public road at right angles from the property line.

10. No improvements shall be constructed within the road right-of-way.

11. All properties accessing public road right-of-way shall have roadside drainage structures to ensure positive drainage from surrounding properties. Improvements shall be constructed as directed on the issued permit.

B. Concrete Surfacing of Private Driveways

No concrete driveways shall enter town road right-of-way.

C. Number of Approaches Limited

The number of road accesses shall be limited as follows: No more than one driveway entrance and approach shall be constructed for any lot or premises except when additional road accesses are approved by the Town Board after being deemed by the Town of Farmington Building Inspector and Town of Farmington Town Engineer to be necessary and feasible without undue impairment of safety, convenience and utility of the street. Where the Town Board approves more than one road access, any two approaches shall be at least ten (10) feet apart unless waived by the Town Board.

D. Driveway Location

1. Driveway location shall be shown on plat survey for new Certified Survey Maps.
2. Agricultural use driveway location need only be approved by the Town Board.

E. Shared Driveways

1. When approved by the Town Board, shared driveways will be allowed, meeting the specifications herein. The lot line shall be the center of the 30' wide driveway, with 15' on each lot, extending the length of the road setback, including a 30' wide culvert.

F. Highway setback lines

1. Class A (State/County Roads): 100' from centerline of road, or 42' from right-of-way line, whichever is greater.
2. Class B (Town Roads): 75' from centerline of road

or 30' from right-of-way line, whichever is greater.

3. Class C (Subdivisions): 55' from centerline of road or 25' from right-of-way line, whichever is greater.
4. Private Roads: 25' from the nearest edge of the private road right-of-way or easement.

1.3 CULVERT REGULATIONS

A. Compliance Required

1. Prohibition

No person shall install a culvert unless the culvert fully complies with the regulations of this ordinance.

2. Culvert required

Culverts should be installed prior to beginning of excavating and construction if possible.

3. Purpose

The intent of this subsection of this ordinance is to ensure drainage ditch preservation and adequate surface and storm water drainage.

B. Design Specifications.

1. Town Supervisor Determination

- a. The location and grade of culverts shall be determined by the Town Supervisor, consistent with the criteria stated in this ordinance.
- b. The size and specification of culverts shall be determined by the Town Supervisor, consistent with the criteria stated in this ordinance.
- c. The inspection of culverts, after installation, shall be made by the Town Supervisor, consistent with the criteria stated in this ordinance.

2. Special Design Criteria

- a. Apron ends shall be provided on cross-road culverts and driveway culverts.

- b. All driveway culverts shall be at least 15 inches in diameter or equivalent arch pipe. No driveway culvert shall be less than 24 feet in length at the outer street edge unless special permission is obtained from the Town Board.
- c. Culverts in approved shared driveways shall be no less than 30' in length.
- d. The driveway culvert and end sections shall not extend beyond the limits of the property frontage.

3. Standard Material and Construction Specifications

The applicable portions of the most current edition of the State of Wisconsin, Department of Transportation, Division of Highways, Standards Specifications for Road and Bridge Construction shall govern, except as herein amended. Remove all vegetation, topsoil, and unstable soil material from the roadway shoulder to the right-of-way line. Provide a minimum of 3" of ¾" crushed aggregate material the entire length of the culvert and end sections. Backfill the culvert with ¾" crushed aggregate material. Washed stone or clear stone material will not be allowed.

4. Commercial Culvert Specifications

All culverts on commercial property shall be constructed of corrugated steel or reinforced concrete, unless specifically approved by the authorized representative of the Town. Driveways serving business, industrial, or commercial properties having regular heavy vehicles shall be evaluated for special requirements. Additional engineering may be required.

5. Installation.

- a. Right-of-Way. Culverts shall be installed within the public road right-of-way. Ditch slopes may be graded to a maximum slope of 3' horizontal to 1' vertical (3:1).
- b. Minimum Cover. Minimum cover shall be six (6) inches, measured from the top of the pipe to the top of the aggregate base course. (suggested 12")

- c. Connections. Drainage ditch improvements, grades, side slopes 3:1 maximum
 - (1) Pre-manufactured or shop fabricated connections shall be used wherever possible.
 - (2) Saw-cut connections cut in field.
 - d. Drainage. The culverts shall be placed in the ditch line at elevations that will ensure proper drainage. Ditches shall be constructed to be a minimum of 2 feet below the edge of paved road.
 - e. Endwalls. All driveway culverts require endwalls.
 - f. Cleaning. Debris shall be cleaned from all culverts before Town approval.
 - g. Erosion Control. Erosion control measures shall be implemented as necessary to control erosion, as shown on the building permit, or as directed by the Town's authorized representative.
6. Private Entrance Culvert Location.
- a. In cases of a single entrance to the property, the culvert as located in the ditch shall be a minimum of five (5) feet off of said lot line. The 5' begins at the end of the end section or end wall.
 - b. These location requirements may be waived by the Town Board if compliance is unreasonable due to topography or other natural features.
 - c. Culvert Maintenance and Repair. Every property owner will have the continuing responsibility and obligation to maintain and repair the culvert(s) should any culvert become in such a condition or state of disrepair or be damaged to such an extent that the flow of the drainage or access by motor vehicles is affected thereby. The property owner shall take whatever actions are necessary to repair or replace said defective culvert.