

**Table 12-1  
Private Road Minimum Design Standards**

	Private Roads					
	Driveway		High-Density			Low Density
	Single	Joint-Use	0 - 5 Acres Average Lot Size			5.01 Acres and Larger Average Lot Size <sup>(1)</sup>
<b>Design Elements</b>						
Number of Lots Served	1	2	3 -14	15 - 40	40+ <sup>(2)</sup>	3 - 40+
Minimum Easement Width	0	20	40	60	60	60
Paved Apron <sup>(3)</sup>	N/A	N/A	Req'd	Req'd	Req'd	Req'd
Roadway Width	8	12	20	22	AASHTO	20
Graveled Shoulder Width	N/A	N/A	1	1	AASHTO	1
Minimum Centerline Radius (ft)	N/A	N/A	60	60	AASHTO	60
Surfacing Requirements <sup>(4)</sup>	Gravel	Gravel	Gravel	BST/ACP	AASHTO	Gravel
Minimum Crushed Stone Depth	N/A	6"	6"	6"	AASHTO	6"
Maximum Grade % <sup>(5)</sup>						
Flat	N/A	N/A	8	8	8	12
Rolling	N/A	N/A	12	12	12	
Mountainous	N/A	N/A	12	12	12	
County Road Approach Permit	Req'd	Req'd	Req'd	Req'd	Req'd	Req'd
Stopping Site Distance	N/A	N/A	AASHTO	AASHTO	AASHTO	AASHTO
Entering Site Distance	N/A	N/A	AASHTO	AASHTO	AASHTO	AASHTO
Ditch Slope (inside slope)	Slopes steeper than 2:1 should only be used when achieving a 2:1 slope is impractical					
<sup>(1)</sup> Residual lots within a proposed development shall not be considered when computing average lot size <sup>(2)</sup> Engineer design per AASHTO and/or WSDOT required for 40+ High-Density lots. <sup>(3)</sup> Applies to all roads accessing existing paved roadway <sup>(4)</sup> All private roadways serving three or more lots shall achieve 95% compaction and shall be inspected and certified by a licensed engineer prior to surfacing. <sup>(5)</sup> A variance request is required for grades above 12%.						