

**Department of Public Works**

ROAD CONVERSIONS

QUICK FACTS SHEET

KEY MESSAGE

El Paso County is committed to serving the community by providing a process for road conversion and assisting applicants through this process.

**Introduction**

Converting a road from private to public or from gravel to paved is possible. However, difficulties and high costs should be expected with either process. Specific information regarding these conversions is outlined below.

**Introduction to Converting a Private Road to a Publicly Maintained Road**

It is possible to convert a private road (not maintained by El Paso County) to a County owned and maintained road. However, there are hurdles to accomplishing this because of the engineering design, construction, and associated costs.Prior to El Paso County (EPC) accepting a road into the maintenance system, it is necessary for the current property owner(s) to hire a surveyor, engineer, and contractor to address right-of-way (ROW), drainage, stormwater requirements, geotechnical conditions, environmental conditions, road design, and any necessary upgrades needed to bring the road up to current County criteria. The cost to convert a road from private to public depends on specific site conditions and will depend on the information collected in the work described above. The conversion from private to public requires the support 100% of property owners of parcels taking access from the road.

**Introduction to the Resident Participation Program**

Roads designed and built as gravel are generally expected and anticipated to remain gravel. The Resident Participation Program is a program intended to provide an opportunity for the owners of lots along a gravel road to work cooperatively with the Department of Public Works to voluntarily convert their gravel road to a paved road. This program is effective where an individual or individuals will organize their neighbors, and where the owners of the lots are unified in their desires to pave their gravel road.

All costs associated with the Resident Participation Program are the responsibility of the landowners and residents taking access from the road in question. This includes, but is not limited to, surveying, collecting geotechnical information, developing construction plans, providing an environmental transaction screening, establishing necessary drainage, addressing stormwater requirements, obtaining financial assurance, hiring a contractor, and hiring a quality control testing firm. While a road conversion from gravel to paved requires the support of the owners of 100% of the parcels taking access from the road, costs can be shared in any manner agreed upon by those owners. A rough cost estimate for the work is $1,000,000 per mile.

Below are the submittal documents that are usually required for a road conversion application:

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| Private Road to Public Road Conversion | Resident Participation Program | Both Programs | Submittal Documents |
| Yes | Yes | Yes | Signed Petition at Initiation of Project, 100% |
| Yes | Yes | Yes | Signed Petition Just Prior to Construction, 100%  |
| Yes | Yes | Yes | Land Survey  |
| Yes | Yes | Yes | Right-of-way Dedication for Final Plat (P.L.S.) |
| Yes | Yes | Yes | Geotechnical Report (P.E.) |
| Yes | Yes | Yes | Drainage and Stormwater Report (P.E.) |
| Yes | Yes | Yes | Traffic Impact Study (P.E.) |
| Yes | Yes | Yes | Environmental Transaction Screen (Q.E.P.) |
| Yes | Yes | Yes | Construction Drawings (P.E.) |
| Yes | Yes | Yes | Financial Assurance Estimate (F.A.E.) |
| Yes | No | Yes | Application |
| Yes | No | Yes | Letter of Intent |

Footnote:

(P.E.) – Documents prepared by a professional engineer t

(P.L.S.) – Documents prepared by a professional land surveyor

(Q.E.P.) – Documents prepared by a qualified environmental professional

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Submittal Documents

All County roads must conform to the EPC Engineering Criteria Manual (ECM) and Drainage Criteria Manual (DCM). Typical submittal documents include:

**Construction Services Group Contact Information**

For questions regarding information that might apply to your specific situation or to initiate a submittal, please contact El Paso County Construction Services Group at the Department of Public Works at:

* Email: dotweb@elpasoco.com
* Phone: (719) 520-6460

**Planning and Community Development Contact Information**

For questions regarding information that might apply to your specific situation or to initiate a submittal, please contact the Planner of the Day at:

* Email: dsd-pod@elpasoco.com
* Phone: (719) 520-6944

For more information, please see the El Paso County publication *Road Conversions, Engineering and Planning Considerations*.