

VI. PLAN REQUIREMENTS FOR SINGLE LOT RESIDENTIAL DEVELOPMENT

The customer shall submit a scaled drawing (1" = 50' minimum) for the proposed development. The maximum allowable plan sheet size is 22" x 34". The drawing shall include the following:

1. Development frontage, plus 500' for major development or 200' for minor development, in each direction, on both sides of the County highway showing driveways, pavement markings, utilities, signs, guiderail, and intersecting roads and adjacent property addresses.
2. Proposed development on the lot showing driveway width, culvert and location.
3. Property lines and easements.
4. Right-of-way lines and width.
5. Curb lines.
6. Sidewalk.
7. Existing trees.
8. Utilities (Overhead and Underground) showing proposed service connections.
9. Drainage.
10. Existing traffic signals, signs and pavement markings.
11. Location map, showing at least two major intersections.
12. Intersection sight distances for proposed driveway.
13. Only one access is desired for each residential lot on a County highway. However, additional accesses may be considered based on a review of each site and factors including but not limited to sight distance, speeds, type of highway, number of lanes of the highway, traffic volumes, length of frontage and the characteristics of the development. If the lot is a corner parcel, it is the County's recommendation to locate the driveway on the lower volume road. Driveways shall be located as far as possible from the intersection.

SEE THE GENERAL REQUIREMENT SECTION FOR ADDITIONAL REQUIREMENTS THAT MAY APPLY