

SUBDIVISION ORDINANCE APPENDIX A

SECTION 1: GUIDELINES FOR TOWNSHIP ROAD ACCESS

Section 100. General Access Guidelines

- A. All accesses onto a Township road shall be aligned to be straight and perpendicular to the centerline of the adjacent Township roadway within the limits of the Township right of way.
- B. When the opportunity exists, access locations will be directed onto roadways with a lower functional classification.
- C. All structures such as signs, entrance medians (divided entrances), culvert headwalls, fencing, etc., shall be placed or constructed outside of the permanent Township right of way.
- D. Driveways will be aligned with driveways on the opposing side of the roadway, if possible.
- E. Culverts constructed or placed within the Township right of way as part of a driveway should be specified as a minimum of fifteen (15) inches in diameter. Plastic pipe shall not be used. Culverts shall be installed at the expense of the property owner.
- F. Any culvert required to be constructed as a part of a driveway (that is located within the Township right of way) that crosses under existing or proposed Township streets / roads should be specified as reinforced concrete pipe, tied with appropriate steel ties and should be a minimum of twenty-four (24) inches in diameter.
- G. Driveways may be shared between adjacent properties / parcels when required by traffic volume and/or geographical layout.
- H. Only one (1) driveway per property / parcel will be allowed.
- I. Plans for new driveways shall be submitted to the Lynden Township Building Official for review and approval prior to issuance of a permit.

Section 101. New Access Spacing Guidelines

Each new driveway onto Township roads shall be separated from adjacent accesses according to the following standards:

- A. Collector roads, accesses on the same side of the road shall be located at a minimum of three hundred (300) feet (County Roads 143,145/146, 44, 45, 75, etc.)

- B. Driveways onto Township roads shall have a minimum separation distance of one hundred twenty-five (125) feet unless the front footage of the lots dictates other.
- C. Field accesses will be spaced on a one (1) access per forty (40) acre frontage.
- D. Separation distances, within Sections A, B, and C, may be modified by recommendation of the Planning Commission, or Building Official due to parcel size, roadway / street access geometrics and/or proposed use of street.

Section 102. Access Width Guidelines

- A. Residential access surfacing width shall be a minimum of sixteen (16) feet to a maximum of twenty-four (24) feet.
- B. Commercial and industrial access surfacing shall be a minimum of thirty (30) feet in width and may be a maximum width of thirty-six (36) feet if design requires additional width.
- C. Field accesses shall be a minimum of sixteen (16) feet in width.
- D. Township intersections shall be a minimum of thirty (30) feet in width and shall be paved within the Township right of way and graded to drain away from the Township roadway.

Section 103. Driveway Access Standard

All residential dwellings or combinations of residential dwellings that access Township streets / roads shall be constructed to ensure access for emergency vehicles and shall be continuously maintained. The access shall be constructed of an all-weather (i.e. gravel, bituminous, or concrete) driving surface.

SECTION 2: ACCESS AND STORM WATER MANAGEMENT FOR PLATTED SUBDIVISIONS

Section 200. New Driveways

New driveways for subdivisions that access Township streets / roads shall be subject to the following standards:

- A. A right of way (ROW) exaction for highway purposes (controlled access) will be required from subdivision properties located adjacent to Township roadways. The width of the exaction will be based on the functional classification of the adjacent roadway. (Township ROW is thirty-three (33) feet from the centerline of the road.)
- B. Preliminary and Final plats will be reviewed by the Planning Commission and/or Township Engineer with respect to access and/or street access locations, geometrics and storm water management.

- C. Proposed access locations shall be clearly indicated on the preliminary plat or accompanying documents.
- D. The plat shall provide for dedicated rights of access to the Township for areas adjacent to the Township right of way.
- E. Developments with less than six (6) building sites may be required to provide common shared accesses at least through the Township's right of way. On average, one (1) access will serve a minimum of two (2) homes / parcels.
- F. Developments with six (6) or more building sites shall be required to provide a common shared access to the entire subdivision.
- G. In no case shall more than three (3) accesses onto Township right of way be permitted for any subdivision, unless a part of a street network.
- H. No additional drainage shall be allowed into the Township Road right of way. Pre-development and post-development runoff shall balance. Water shall be managed on site through infiltration. A drainage impact study will be required if subdivision drainage flows to the Township right of way. If the drainage study indicates significant increases in drainage to the Township right of way, the developer will analyze capacity of the existing drainage system (*See Stearns County Ordinances #439 Section 7.25 and #230 Section 9.3.4, or successor Ordinances*).