

**BOARD OF COUNTY ROAD COMMISSIONERS
COUNTY OF LAKE**

**RESIDENTIAL DRIVEWAY
REQUIREMENTS**

DEFINITION:

All driveways for the purpose of serving residents of a family dwelling or a farmyard adjacent to a farm residence shall be considered as a "residential driveway".

NUMBER OF DRIVEWAYS:

One driveway is allowed for residential property, held in one piece, with frontage less than or equal to 150 ft. One additional residential driveway may be permitted where frontage exceeds 150 ft. Two residential driveways may be permitted, in lieu of the above requirement, to serve a circle driveway if the frontage of the property is 150 ft. or more.

LOCATION:

All portions of a residential driveway, including the radii, shall be located entirely within the applicant's property lines extended at right angles to the centerline of the road. No portion of a residential driveway, including the radii, shall be located closer than 66 ft. to the nearest right-of-way line of an intersecting roadway.

Residential driveways serving the same property shall be spaced no closer than 60 ft. measured from center of drive to center of drive at the edge of the road.

DESIGN FEATURES:

All residential driveways shall have a maximum width of 20 ft., measured at right angles to the centerline of the driveway at the right-of-way line. All drives shall enter perpendicular to the existing roadway. All hard surfaced driveways shall meet the existing roadway with a curved radii. Applicants shall follow these standards unless the Road Commission gives approval to do otherwise.

DRAINAGE REQUIREMENTS:

The Road Commission shall determine whether or not a culvert is required at the proposed driveway location. If a culvert is required, the Road Commission shall specify the type of culvert required and the minimum diameter and the length of the culvert. **The applicant shall furnish, install, and maintain the required culvert.**

Culverts shall be installed in line with and on the same grade as the road ditch unless otherwise staked by the Road Commission. No culvert of less than 12-in. diameter may be installed. All drive culverts shall meet MDOT standard specifications. If an applicant

wishes to install a culvert of material other than that specified, approval must be obtained from the Road Commission prior to installation. Driveways must be constructed so that drainage run-off does not flow onto the road surface.

DRIVEWAY SURFACE:

Driveways shall be surfaced to the existing shoulder with at least four inches of processed compacted road gravel. The existing shoulder slope will be followed.

CLEAR VISION:

A clear vision area shall be provided at all residential driveways entering onto a roadway under the jurisdiction of the Lake County Road Commission. To provide for adequate vision, all obstructions must be removed within the clear vision area.

The following minimum sight distances, according to the posted regulatory speed limit, are required for the clear vision area.

35 MPH - 300 ft.

45 MPH - 375 ft.

55 MPH - 450 ft.

In the absence of a posted regulatory speed limit, 450 ft. of sight distance is required.

DISCLAIMER: In the event that proper sight distance cannot be attained within the applicants property boundary and there is no other location available, the applicant will be required to sign a waiver holding the Road Commission and the County of Lake harmless against all actions regarding the driveway location. The applicant may also be required to pay for signs warning motorists of the driveway location.

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