

9.0200 & 9.0300 Clear Vision Area and Easements

Standards to be addressed in narrative

9.0200 Clear Vision Area

9.0201 Street and Rail Road CVA

Standard	N/A	Findings
9.0201(A) - Height		Typical clear vision areas are shown the Preliminary Plat. Detailed CVA at each intersection will be shown on construction plans for each proposed phase. Notes on the plan set will instruct the general contractor and their subcontractors that no fence, wall, landscaping, sign, structure or parked vehicle that would impede visibility between height of 3 feet and 10 feet above the center line grades of intersecting streets or railroads. No driveway or parking area has been proposed within the clear vision areas.
9.0201(B) - Exceptions		No objects except those allowed are proposed with the clear vision area.
9.0201(C) - CVA waiver	N/A	
9.0201(C) - CVA Waiver Documentation	N/A	

9.0202 Driveway Clear Vision Area

Standard	N/A	Findings
9.0202(A) - Commercial, Industrial, Community Service and Three or more Attached Residential	N/A	
9.0201(B) - One and Two Family Residential		Typical clear vision areas are shown on the Preliminary Plat. Detailed CVA will be shown construction plans as required. All lots are anticipated to comply with these requirements.
9.0202(A) & (B) - No Reduction in Flood Storage	N/A	

9.0300 Easements

<i>Identify and describe the general placement of any existing easements that affect the development site.</i>		No existing easements affect the proposed development. The only anticipated easements are public utility easements on each lot adjacent to public street frontages.
<i>Are any structures proposed to be constructed over pre-existing or proposed easements?</i>		No structures are proposed to be constructed over pre-existing or proposed easements.
Standard	N/A	Findings
9.0301 - General Utility Easements		All required easements will be shown on the final plat documents.
9.0302 - Pedestrian Easements	N/A	
9.0303 - Conservation Easements	N/A	
9.0304 - Open Space Easements	N/A	
9.0305 - Utility Easements Owned by the Public	N/A	
9.0306 - Public Trail Easements	N/A	

