

Table 1
UTILITY TRANSITION AREA

	A	B	C	D	E
Type of Development	Sewer and Water Available or Provided by Temporary Package Plant	Temporary Well and Septic System	Sewer and Water Not Available	Public Water Available	Public Sewer Available
Single Family	60 feet continuous frontage on a public road	140 feet continuous frontage on a public road	125 feet continuous frontage on a public road	100 feet continuous frontage on a public road	80 feet continuous frontage on a public road
Two Family	7,500 sq. ft. of area	20,000 sq. ft. of area	28,000 sq. ft. of area	20,000 sq. ft. of area	16,000 sq. ft. of area
Multi-Family	80 feet continuous frontage on a public road				
Business	10,000 sq. ft. of area				
Industrial	To be established by Planning Board	To be established by Planning Board			

1. Greater lot width and areas may be required by the Clark County Combined Health District in cases of adverse soil conditions.
2. Calculations of lot areas shall not include that portion of any lot occupied by a public right-of-way or proposed right-of-way either by dedication or by easement.

Table 2
STREETS

Type of Street	Minimum R.O.W. Width	Minimum Pavement Width ¹	Maximum Centerline Grade	Minimum Centerline Grade	Minimum Centerline Radius
Collector	60'	40' ²	6%	0.5%	300'
Minor	50'	30' ²	10%	0.5%	65'

Minimum Sight Distance

	From Driver to Object in Street ⁴	From Driver in Intersecting Street to Oncoming Vehicle
Collector	25 mph ³ 35 mph ³	160' 240'
Minor	25 mph	160' 200'

Maximum Street Grades at Intersection

Collector intersecting Collector or Arterial--3% for 100' from nearest pavement line of intersecting collector or arterial.
Minor intersecting Collector or Arterial--3% for 50' from nearest pavement line of intersecting collector or arterial.
Minor intersecting Minor--3% for 25' from nearest pavement line of intersecting minor street.

¹For purposes of determining pavement width, curb & gutter shall be considered pavement.

²Collector: 30' wide pavement with berms and side ditches may be permitted by the Director based on, but not necessarily limited to, the following conditions: each lot fronting on the street having frontage of not less than 100' and area of not less than 15,000 square feet; continuity with adjacent development and soil conditions and total area drainage being such as to permit effective use of such ditches for street drainage.

Minor: 24' wide pavement with berms and side ditches may be permitted by the Director based on same as above.

³Applicable prima facie speed limit.

⁴Eye level 3.75 feet above pavement to object 6 inches above pavement.