

CONSTRUCTION ENTRANCE

DESCRIPTION:

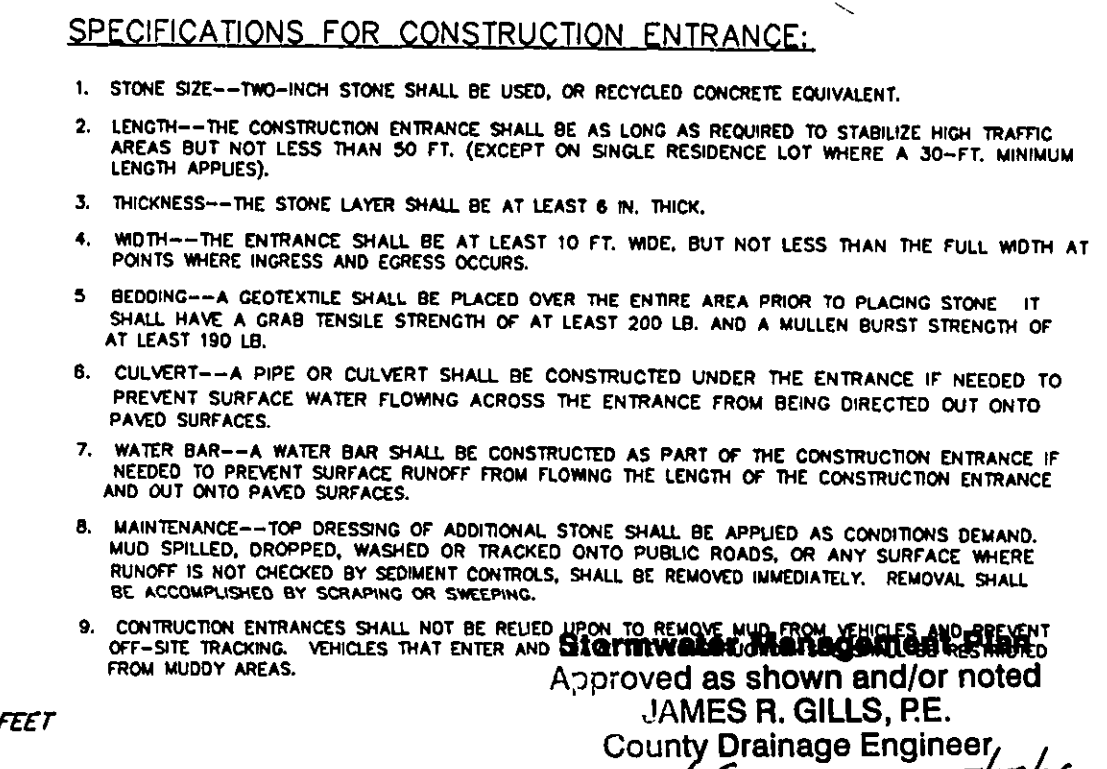
A CONSTRUCTION ENTRANCE IS A STABILIZED PAD OF AGGREGATE OVER A GEOTECHNICAL BASE AND IS USED TO REDUCE THE AMOUNT OF MUD TRACKED OFF-SITE WITH CONSTRUCTION TRAFFIC.

CONDITIONS WHEN PRACTICE APPLIES:

- A CONSTRUCTION ENTRANCE SHOULD BE USED:
 - WHERE CONSTRUCTION VEHICLES LEAVE ACTIVE CONSTRUCTION AREAS ONTO SURFACES WHERE RUNOFF IS NOT CHECKED BY SEDIMENT CONTROLS.
 - AT ALL POINTS OF EGRESS TO PUBLIC ROADS;
 - WHERE FREQUENT VEHICLES AND EQUIPMENT INGRESS/EGRESS IS EXPECTED SUCH AS AT THE ENTRANCE OF INDIVIDUAL BUILDING LOTS.

PLANNING CONSIDERATIONS:

THIS PRACTICE SHOULD NOT BE RELIED ON TO REMOVE MUD FROM CONSTRUCTION TRAFFIC. MOST MUD IS FLUNG FROM TIRES AS VEHICLES RACE SPEEDS HIGHLY MORE THAN IS REACHED ON SITE. THE BEST APPROACH TO PREVENTING MUD TRACKING IS TO KEEP VEHICLES THAT FREQUENTLY ENTER AND LEAVE A SITE, AWAY FROM MUDDY AREAS IN THE FIRST PLACE. VEHICLES SHOULD BE RESTRICTED TO STABLE AREAS TO THE EXTENT PRACTICAL, AND AREAS WHERE FREQUENT INGRESS/EGRESS IS EXPECTED SHOULD BE STABILIZED.



CURRENT ZONING: R-39 (SINGLE-FAMILY RESIDENTIAL)
LOT REQUIREMENTS:
 MINIMUM LOT SIZE: 2 ACRES
 MIN LOT WIDTH WITHIN THE FRONT YARD SETBACK: 150'
 MIN LOT FRONTAGE: 150'
YARD REQUIREMENTS:
 MINIMUM SETBACK: 80' (110' FROM CENTERLINE)
 MINIMUM SIDEYARD: 25'
 MINIMUM REARYARD: 80'
 MINIMUM SIZE OF DWELING:
 1 AND 1-1/2 FLOOR DWELINGS: 1,400 S.F. ON THE GRASS FLOOR
 2 FLOOR DWELINGS: 2,000 S.F. TOTAL, ALL OF WHICH SHALL HAVE A MINIMUM CEILING HEIGHT OF 7.5 FEET