



SITE PLAN GUIDE

Guide for Site Plan and Road Approach Requirements in Benton County

This guide outlines the necessary requirements for site plans and road approach locations when applying for a road approach permit in Benton County. It is designed to help property owners and developers comply with the County's regulations to ensure safe, efficient, and properly designed road approaches.

SITE PLAN AND PLAN REQUIREMENTS

All applications for a road approach permit must include a drawing that meets the following criteria:

1. General Drawing Requirements:

- The drawing must be created using computer-aided drafting (CAD) software or neatly hand-drawn.
- The drawing must be clear, legible, and to scale.

2. Required Information on the Site Plan:

- **Address and Parcel Number:** Clearly indicate the address and parcel number of the property.
- **Property and Right-of-Way Lines:** Show the boundary lines of the property and the right-of-way lines along the County Road.
- **Total Property Area:** Indicate the total area of the property in square feet or acres.
- **Dimensions of Adjacent Property Lines:** Provide the dimensions of the property lines that are adjacent to the County Road(s).
- **Road Name:** Clearly label the name(s) of the road(s) involved.
- **Edge of Pavement Location:** Mark the location of the edge of the existing road pavement.
- **Existing Site Conditions:** Include details on other driveways, utilities, trees, structures, or any other items that may impact the proposed approach.
- **Approach Width and Return Radii:** Indicate the width of the proposed approach and the return radii, ensuring they are consistent with County standard plans.
- **Approach Location Relative to Property Line:** Show the location of the approach in relation to the nearest property line.
- **Surfacing Material:** Specify the type of surfacing material to be used for the approach (e.g., gravel, asphalt, concrete).

Supplemental Drawing Example

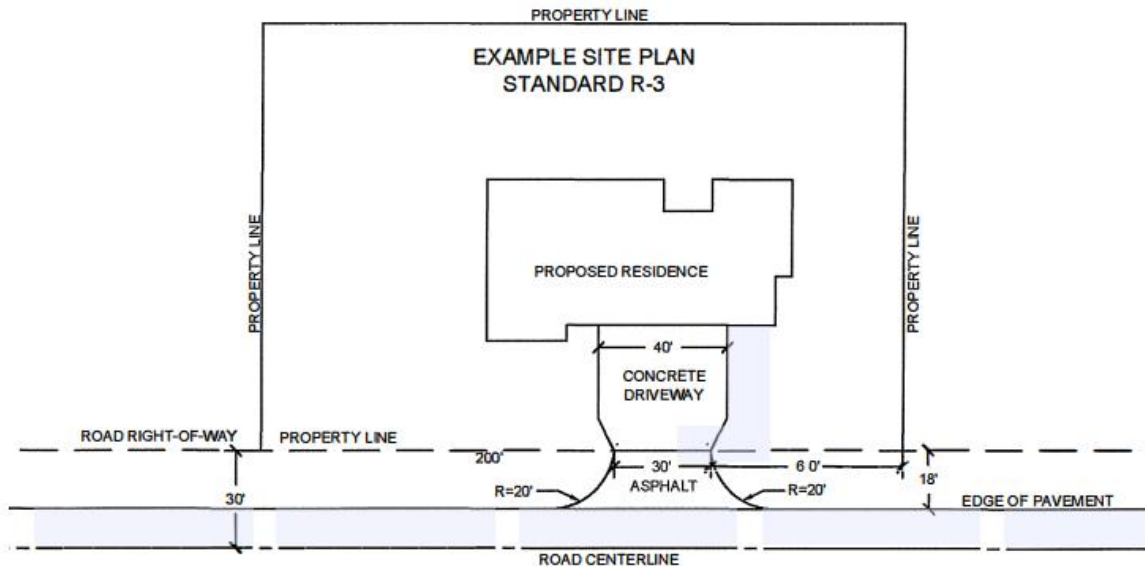


Figure 1 Supplemental Drawing Example

3. Design Standards:

- All road approaches must meet the minimum design standards established by the County Engineer, as outlined in the [County Standard Plans](#).
- The County may require additional design work if the approach involves significant use (e.g., heavy truck traffic). In such cases, the permittee is responsible for ensuring that the design is appropriate for the intended use.
- The County makes no certification that approaches constructed to minimum standards will be sufficient for every use. Additional design work may be required, including certification from a licensed engineer.

ROAD APPROACH LOCATION AND DESIGN STANDARDS

1. General Conditions for Approach Location:

- **Safety:** No approach shall be located in a way that creates a hazard to motorists or pedestrians or invites unsafe traffic movements.
- **Queueing Length:** Approaches must provide adequate space for vehicles entering and exiting the County Road, including proper clearance for gates, parking, and other potential obstructions.

- **Property Line Alignment:** The approach, including return radii, must be aligned within extensions of the property boundaries, continuing through the property corners to the centerline of the roadway.
- **Drainage Considerations:** Approaches that cross drainage ditches must include a properly sized culvert. The minimum culvert size is 12 inches in diameter, and it must be corrugated metal pipe (CMP) with a galvanized coating. The culvert shall be installed according to County standards ([R-19](#)), with a minimum cover of 12 inches.

2. Approach Surfacing:

- **Paved Approaches:** All approaches to paved County roads must be paved with **hot mix asphalt** or **concrete**, following the County's standard dimensions.
 - **Concrete Approaches:** Concrete is allowed only when the paved lane width of the road at the approach location is at least 12 feet. If the paved width is less, the pavement must be widened to meet the minimum standards.
 - **Hot Mix Asphalt:** Approaches must be connected to the existing pavement with a neat, vertical saw cut. The joint must be tacked before paving.

3. Sight Distance:

- **Minimum Intersection Sight Distances:** Approaches must provide sight distances that meet or exceed the standards from the Washington State Department of Transportation Design Manual.
 - The **Design Speed (V)** is the posted or unposted legal speed limit.
 - Obstructions greater than **2 feet** in height may be considered as sight obstructions.
 - Trees with a caliper less than 6 inches are not considered obstructions, provided the lowest branches are at least **7 feet** above the road surface.
- **Maintenance of Sight Distances:** The permittee is responsible for maintaining clear sight distances. This includes trimming or removing vegetation and ensuring no structures (e.g., fences, signs) obstruct the sight triangle.

SPECIFIC APPROACH REQUIREMENTS BASED ON LOCATION

1. Approaches within an Urban Growth Area & RL-1 zones:

- Approaches must be located at least **75 feet** from the nearest intersecting roadway.
- A property can have no more than **three approaches** in total, with a maximum of **two approaches on any one street**. Approaches must be at least **15 feet apart** at the right-of-way line.

2. Approaches Outside an Urban Growth Area:

- Approaches must be located at least **150 feet** from the nearest intersecting roadway.
- For **residential lots of 2 acres or less**, up to **two approaches** are allowed on any one street. For **lots larger than 2 acres**, up to **three approaches** are permitted.
- **Farm Approaches:** Generally limited to one approach for each residence and outbuildings, plus one additional approach per field (if separated by a topographical barrier).
- **Commercial and Industrial Approaches:** These are limited to **three approaches**, with no more than **two on any one road**. Approaches must be **50 feet apart** at the right-of-way line.

APPROACH WIDTH REQUIREMENTS

1. Residential Approaches:

- The **maximum width** for a residential approach is:
 - **30 feet** for homes with up to a 2-car garage.
 - **36 feet** for homes with a 3-car garage or larger.
- No additional width will be granted for an attached or separate shop/garage; separate approaches may be required for such buildings.
- The combined width of all approaches on any one street should not exceed **60 feet** or **50% of the street frontage**, whichever is smaller. The total width for each property should not exceed **80 feet**.

2. Non-Residential Approaches:

- Approaches for any non-residential use may have a maximum width of **40 feet** (excluding the return radii).
- Equipment crossing approaches may have wider widths, as determined by the County Engineer on a case-by-case basis.

This guide provides an overview of the key requirements for road approach applications in Benton County. It is crucial that applicants follow these guidelines carefully to ensure compliance with the County's safety, design, and operational standards. Always consult the County Engineer for clarification or additional requirements specific to your project.