

where the road upon which the cluster is proposed is adequate for the anticipated traffic generated by the development. The adequacy of the road will be reviewed based on the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 6th (or latest) Edition and the AASHTO Policy on Geometric Design of Highways and Streets, 1990 (or latest) Edition.

All cluster proposals will be subject to the road improvement policies established in the *Comprehensive Plan—Transportation Element* and subject to the carrying capacity of the existing roads based on the ITE Trip Generation Manual, 6th (or latest) Edition and the AASHTO Policy on Geometric Design of Highways and Streets, 1990 (or latest) Edition.

J. ~~Cluster lots may share a common rear lot line with other cluster lots subject to all Health Department requirements~~

K. ~~Required Landscaping/Buffering: Landscaping and buffering shall be required as follows [Note: existing screening/trees may be used towards these requirements subject to review and approval of the Planning Commission]:~~

- ~~1. Where cluster lots abut any property other than other cluster residential lots (as described in Item I), a minimum 50' tree preservation easement shall be established adjacent to the common property line, and within the required rear yard setback, where no existing vegetation could be removed/disturbed, unless demonstrated to be sick or dead. The preservation area shall also include required or additional landscaping/buffering as determined by the following formula: there shall be a double row of evergreens/deciduous trees on 40' centers and fencing. The ratio of evergreens and deciduous trees shall not exceed 2:1.~~
- ~~2. Where cluster lots abut an existing road, trees shall be required on 30' centers along the existing road frontage of the cluster lots. The ratio of evergreens and deciduous trees shall not exceed 2:1.~~
- ~~3. All proposed landscaping shall exclude any species of trees and shrubs that may be deemed harmful to livestock.~~
- ~~4. Proposed cluster lots may be located adjacent to the public road and existing property lines subject to the Planning Commission review and approval and subject to the landscaping standards in this item.~~

L. ~~Sufficiency of infrastructure:~~

~~New road construction required, as follows (items 1-8 apply to both public and private roads, unless otherwise noted):~~

- ~~1. Pavement width: 20'~~
~~Pavement depth: 8" base (rock); 2" binder; 1" asphalt~~
- ~~2. Shoulders: Public Roads = 6" gravel plus 6' earth shoulders on each side~~
~~Private Roads = 2' gravel shoulders on each side.~~
- ~~3. Ditches & Cross Drains: Both sides of the road must be ditched at a 2:1 slope. Cross drains for driveways and roads (existing or new) are also required (to allow stormwater to flow to the nearest drainage structure).~~
- ~~4. Cul de sacs: Cul de sac geometry shall conform to the requirements contained in Appendix VII. Alternative cul de sac designs may be allowed where approved by~~