

Coshocton County Regional Planning Commission Common Access Drive Policy

The Coshocton County Access Management Plan has incorporated common access drives into the regulations. The attached Appendix E. – Common Access Drive Regulations is attached for reference.

To support the Access Management Plan and to provide safe access to and from a public road the Coshocton County Regional Planning Commission has adopted the following rules with regard to Common Access Drives:

- All proposed lots using the Common Access Drive must physically front on a public road and comply with all frontage and depth to width ratio requirements.
- A Common Access Drive shall serve a maximum of four parcels.
- A Common Access Drive shall be no more than 1000 feet long. At no point along its entire length shall the Common Access Drive be less than 60 feet wide.
- Creation of a Common Access Drive will not automatically make a development a Major Subdivision.
- A Maintenance Agreement shall be included with the survey plat and legal description to clearly spell out maintenance and financial obligations for all the properties using the Common Access Drive.
- An easement shall be recorded with the parcels using the Common Access Drive delineating the location, length, and restrictions for such easement.
- Utility easements shall be reserved along the Common Access Drive.
- At a minimum a Common Access Drive shall be constructed of aggregate with a surface width of at least 16 feet and two foot wide grass shoulders on each side.
- The maximum grade for any portion of a Common Access Drive shall be 14%, except that the first 50 feet from the public road cannot exceed 5%. Ditches and grades shall be constructed to prevent water from flowing out onto the public road.
- The access point from the public road for the Common Access Drive shall comply with the Coshocton County Access Management Plan.