

Alcona Township Ordinance - No. 2005-01

PRIVATE ROADS

An Ordinance to regulate the building of private roads in Alcona Township.

The following private road standards may not meet the standards for public roads in Alcona County.

PURPOSE

- To provide minimum standards for roads in new developments (subdivisions, site condos, etc.) to assure the safe passage and maneuverability of private motor vehicles, fire department vehicles, ambulances, public utility vehicles and the like.
- To provide minimum standards for improvements in existing developments.
- To help assure that sufficient planning and construction has been done to allow possible future conversion to a public road.
- To assure that private road construction has minimum environmental impact.

DEFINITIONS

Private road: a road owned and maintained by owners of the property it serves and that provides access to three (3) or more dwelling units or parcels, or non-residential principal buildings. Private roads include roads within site condos, and roads within office or industrial complexes. A private road may be used to provide public services such as utility easements, emergency services, and waste collection.

Note: This Ordinance does not apply to a two-track access road or a private driveway serving no more than two dwelling units or parcels.

APPLICATION AND PLAN REQUIREMENTS

The owner of the land or his authorized agent shall submit an application for a preliminary private road permit to the Township Zoning Administrator. The submittal shall include the following:

- A legal description and survey of the properties to be served by the private road and a legal description and survey of the proposed private road easement.
- Drawings showing the existing and proposed structures, roads, drives, drains, and other significant physical features. These drawings shall illustrate that all Township zoning requirements are being met.

The Township shall not be responsible or obligated to perform regular inspections of the easement area or to provide necessary maintenance or repairs.

MINIMUM STANDARDS

- Constructed on a right of way easement of sixty-six (66) feet minimum.
- Constructed with sufficient slope and grades to provide storm water and road drainage. Ditches and culvert shall be constructed deep enough to drain the sand sub base.
- Sufficient road bed to support and accommodate emergency vehicles, utility vehicles, and construction and delivery vehicles. Bridges and culvert structures must be constructed to meet the requirements established by the Alcona County Road Commission. Plans must be approved by the Alcona County Road Commission engineer.

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- Overhead clearance of fourteen (14) feet for the width of the road surface must be provided for emergency vehicles.
- Cul-de-sacs shall meet county Road Commission standards.
- Driveway approaches should meet county Road Commission standards.
- Wherever possible the spacing between private roads intersecting a public road shall be a minimum of 500 feet on the same side of the public road, and a minimum of 150 feet between centerlines on opposite sides of the public road.
- Two fifteen (15) foot dedicated utility easements (included in the 66 foot right of way easement) shall be provided along the full length of the private road.

PRIOR NON-CONFORMING PRIVATE ROADS

All private roads which were lawful on the effective date of this ordinance shall continue to be lawful. It is the intent of this ordinance that the use of such prior non-conforming private roads shall not be enlarged, expanded, or extended except as a special use authorized by the Township.

Informational Note: The normal progression of roads is:

two-track access road,
private driveway,
private road,
public road.

The provisions of this Ordinance shall take effect 30 days after being published by the Township of Alcona in the Alcona County Review.

ADOPTED: April 12, 2005

PUBLISHED: May 11, 2005

(signed) Dawn LaLonde, Alcona Township Clerk

An affidavit of publication is on file at the office of the Township Clerk, Alcona Township, Alcona County, Michigan.