

Website: www.BenzieCRC.org
Email: BenzieCRC@benzieraod.org

(231) 325-3051 Phone
(231) 325-2767 Fax



11318 MAIN STREET
P. O. BOX 68
HONOR, MI 49640

Your Local Road Professionals

PRIVATE RESIDENTIAL ROADS & APPROACHES

Definition:

A private road is any road providing access to one or more parcels of land, that is not intended to be taken into the County Road System. The width of the right of way and roadbed are determined by the township or county planning department. Generally, the width of the right of way depends on how many lots are accessed by the private road. The road commission designates how the private road will connect to the existing county road.

Dimensions:

LOTS	WIDTH	RADIUS	TANGENT	TAPER
1 - 4	20'	20'	4' x 10'	25'
5 - 8	24'	25'	6' x 10'	30'
9 - 10	26'	30'	8' x 10'	50'

***11 OR MORE USE SUBDIVISION APPROACH DETAILS

Location:

1. No portion of a private road, including the radius or taper which meets the traveled way, will extend beyond the property line of an adjoining parcel of property extended at right-angles to the centerline of the right-of-way from the point where the property line meets the right-of-way line, except with written permission from the adjacent property owner.
2. No portion of a private road, including the radius or taper which meets the traveled way, will be closer than 50 feet to the nearest right-of-way line of an intersecting road or street.
3. No private road will be allowed when the sight distance of approaching vehicles is less than the safe stopping distance.
4. If a parcel has access to a private road as well as an existing county road the driveway will only be permitted on the existing county road with board approval.

Angled Roads:

Any proposed roads that would meet the county road at other than 90° will be constructed at the discretion of the BCRC.

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Surface:

If a private road accesses 5 or more lots and site condominiums the approach shall be constructed as shown on the attached detail and the surface shall be equal to or better than the following:

- 3" Hot Mix Asphalt
- 6 inch compacted processed 22A or 23A road gravel

If a private road accesses less than 5 lots the approach may be constructed with 23A gravel.

General:

1. Whenever there is an existing ditch or the Board of County Road Commissioners or its agents install a ditch prior to the construction of any private road, the BCRC will determine whether or not a culvert is required and if so the size (diameter) and length of the culvert required, and the property owner shall furnish and install the culvert so determined.
2. Culverts will be installed in line with and on the same grade as the road ditch.
3. No culvert of less than a 12" diameter may be installed.
4. All culverts will be concrete pipe or corrugated metal pipe.
5. If the property owner wishes to use alternate materials the BCRC will determine whether the materials are equal to or better than those above before purchasing or installing.
6. Private Road Approaches shall be sloped away from the pavement at ½" per foot for 12 feet.
7. Concrete approaches are not recommended but if installed must be below the level of the road surface. The edge of the radius will be level with the gravel shoulder or will have asphalt approaches up to it. Concrete must be eight inches and be inspected by BCRC before poured.
8. Asphalt/concrete will stop at the culvert/center of the ditch. If no ditch is present, asphalt/concrete will stop ten feet from the edge of the snowplowed/maintained shoulder.

Fees

There will be a fee of seventy-five dollars (\$75.00) for all private road permits.

Revised 02/27/02.

Revised 07/24/02

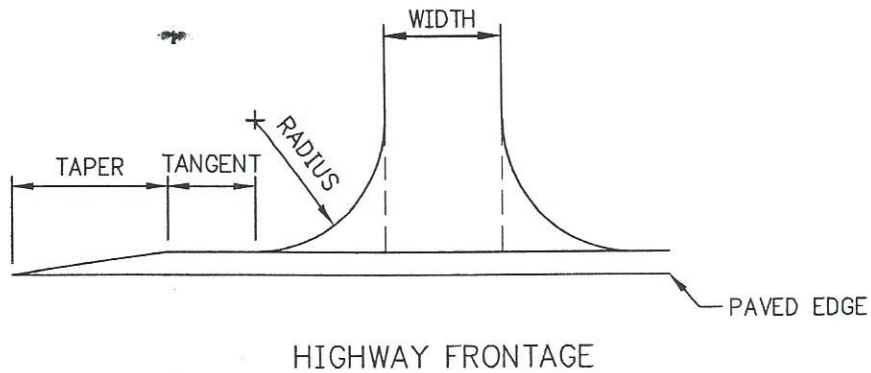
Revised 02/08/06

Revised 11/2013

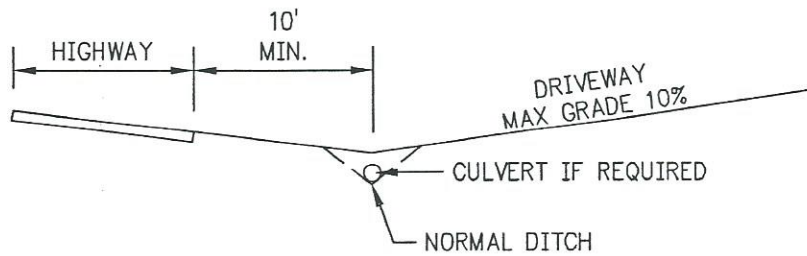
Revised 01/25/2018

Revised 02/22/2018

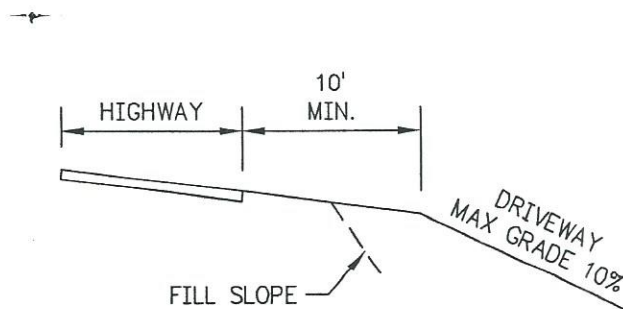
BENZIE COUNTY ROAD COMMISSION
STANDARD PLAN FOR COMMERCIAL DRIVES
AND PRIVATE RESIDENTIAL ROADS



COMMERCIAL / RESIDENTIAL CLASSIFICATION	NO. OF LOTS	WIDTH	RADIUS	TANGENT WIDTH X LENGTH	TAPER	SURFACE
LIGHT	1-4	20'	20'	4'X10'	25'	MATCH EX.
MEDIUM	5-8	24'	25'	6'X10'	30'	HMA
	9-10+	26'	30'	8'X10'	50'	HMA
MEDIUM/HEAVY		30'	35'	11'X10'	50'	HMA
HEAVY/INDUSTRIAL	SUBJECT TO PLAN REVIEW, DRAWING REQUIRED					



PROFILE - CUT SECTION



PROFILE - FILL SECTION