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Your Local Road Professionals

PRIVATE ROADS

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.

Width:

1. All private roads will have a minimum width of 30 feet and a maximum width of 50 feet, measured at right-angles to the centerline of the private road at the right-of-way line.
2. All private roads will meet the county road with a minimum radius of 30 feet.

Location:

1. No portion of a private road, including the curve 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 curve 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 not be permitted on the existing county road.

Angled Roads:

Any proposed roads that would meet the county road at other than 90⁰ will be constructed at the discretion of the county highway engineer.

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 23A road gravel

If a private road accesses less than 5 lots or if it is adjacent to an existing county road that is a gravel road the approach can be constructed as a gravel road.

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 County Highway Engineer 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 county highway engineer 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 1/2"/foot for 12 feet.

Fees

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

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