

GENOA TOWNSHIP
APPLICATION FOR PRIVATE ROAD
2911 Dorr Road, Brighton MI 48116 (810) 227-5225

A private road requiring approval of the Township shall be any road providing access to more than four dwelling units or two non-residential principal buildings. This does not include drives within a multiple family complex or parking lot aisles, but does include collector type roadways within such a development.

APPLICANT: _____

OWNER ADDRESS: _____

SITE ADDRESS: _____

APPLICABILITY OF PUBLIC VS. PRIVATE ROAD STANDARDS

All private roads in Genoa Township shall be constructed to the standards of the Livingston County Road Commission unless the Planning Commission and Township Board determine your road qualifies under the following ordinance criteria:

1. Explain how there will be no need for the roadway to be dedicated as a public road in the future.

2. Explain how dedication of the road as a public street would not result in continuity in the public street system at the present time or in the future.

3. What uses (number of lots, number of residential units, number of buildings, etc) will have access from the private road. Will the expected traffic volumes along the roadway be below three hundred vehicles per average weekday, based on accepted trip generation figures?

4. Are there any significant natural features such as mature trees, natural slopes, wetlands or other water bodies would be preserved through construction and maintenance as a private road?

5. What financial and administrative mechanisms will be provided to ensure maintenance of the private road?

AFFIDAVIT

The undersigned says that they are the _____ (owner, lessee, or other specified interest) involved in this petition and that the foregoing answers and statements herein contained and the information herewith submitted are in all respects true and correct to the best of his/her knowledge and belief.

By: _____

Address: _____ Phone: _____

<p>Contact Information - Review Letters and Correspondence shall be forwarded to the following:</p> <p>1.) _____ of _____ at (_____) <i>Name Business Affiliation Fax No.</i></p>
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<p style="text-align: center;">FEE EXCEEDANCE AGREEMENT</p> <p>As stated on the site plan review fee schedule, all site plans are allocated two (2) consultant reviews and one (1) Planning Commission meeting. If additional reviews or meetings are necessary, the applicant will be required to pay the actual incurred costs for the additional reviews. If applicable, additional review fee payment will be required concurrent with submittal to the Township Board. By signing below, applicant indicates agreement and full understanding of this policy.</p> <p>PROJECT NAME: _____</p> <p>PROJECT LOCATON & DESCRIPTION: _____</p> <p>_____</p> <p>SIGNATURE: _____ DATE: _____</p> <p>PRINT NAME: _____ PHONE: _____</p> <p>COMPANY NAME & ADDRESS: _____</p>
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INSTRUCTIONS

One copy of this application and four (4) copies of plans and a PDF file (described below) must be submitted to the Genoa Township Hall located at 2911 Dorr Road. Consultant comments will be returned to the applicant approximately two weeks after submittal. Fourteen (14) copies of the revised plans and other supporting information are due one week after receipt of consultant comments.

Private Road Application: Copies of the following shall be submitted to the Township, either separately or in conjunction with a site plan according to Article 18:

- (a) Parcel number and name of owner for all properties having legal interest in the private road.
- (b) Plans designed by a registered engineer showing location, dimension and design of the private road. The plan shall identify existing and proposed elevation contours within all areas to be disturbed or altered by construction of the private road.
- (c) Location of all public or private utilities located within the private road right-of-way or easement, or within twenty (20) feet including, but not limited to: water, sewer, telephone, gas, electricity, and television cable.
- (d) Location of any lakes, streams, drainageways, MDNR regulated wetlands, or trees with a caliper of eight (8) inches or greater, within 100 feet of the proposed private road right-of-way or easement;

Private Road Design Standards: Private roads which the Township has determined do not need to comply with all of the standards of the Livingston County Road Commission as noted above shall be constructed to the following standards:

- (a) **Compliance with AASHTO standards:** Except as otherwise provided in this Section, private road design plans shall meet the design criteria outlined in the most recent edition of the American Association of State Highway and Transportation Officials (AASHTO) Manual "A Policy on Geometric Design for Highways and Streets."
- (b) **Access easement width:** The site plan shall provide an easement or easements sixty-six (66) feet in width. The Planning Commission may reduce the required width to not less than fifty (50) feet when all of the following criteria are met:
 - (1) the width is determined to be adequate for the necessary pavement and utilities;
 - (2) adequate clear sight distance can be maintained;
 - (3) there is no desire or reasonable expectation that the road, as shown could become a public street or potentially extended in the future;
 - (4) is not expected to accommodate over three hundred (300) vehicle trips per average weekday based on accepted traffic generation figures.
 - (5) if, in addition to the above, the easement will only provide access to a maximum of four (4) single family lots or dwelling units, the width may be reduced to forty (40) feet.
- (c) **Road design:** All private roads shall meet the public street base, pavement width, surface, slope and drainage system standards of the Livingston County Road Commission, except as provided herein. The pavement material, width and curbing requirement shall be based upon the density of the proposed development as follows:

Lot size	Roadway function (1)	Min. road width (2)	Pavement type (3)	Curb and gutter (4)
Five acres or more	Local	22 ft.	May be gravel	Not required
Two acres or more	Local	22 ft.	Paved; may be gravel if serving 18 or fewer lots	Not required
One acre or more	Local	22 ft.	Paved	Not required
18,000 square feet or more	Local	26 ft.	Paved	Required
	Collector	30 ft.	Paved	Required
Less than 18,000 square feet per lot or multiple family	Local	28 ft.	Paved	Required
	Collector	30 ft.	Paved	Required
Commercial, office or industrial	n.a.	30 ft.	Paved	Required

- (1) A collector road shall be required for any development containing 80 or more dwelling units, which shall serve as the principal access road for the development. Other local roads that access the collector road shall be permitted at the narrower local road width.
- (2) The width of the road required in the above table shall be measured from back to back of curb for roads with curbing and shall be measured as the pavement width for roads that do not have curbing.
- (3) The design of private roads shall be reviewed by the Township Engineer for conformance with Township engineering standards. Where pavement is required, the road shall be paved with asphalt or concrete meeting the material thickness and base requirements of the Livingston County Road Commission. Where a gravel road is permitted, it shall be constructed of eight (8) inches of compacted MDOT 22AA gravel.
- (4) Where the road is required to have curb and gutter, it shall be concrete and meet Township engineering standards. Where curb and gutter is not required, a minimum of five (5) foot wide gravel shoulder shall be provided on both sides of the road.
- (5) The standards above are minimum and a petitioner shall be allowed to propose a higher classification of road in terms of width, pavement or curbing, subject to approval by the Township engineer.

(d) Maximum length, cul-de-sac turnarounds: Maximum length of a private road shall be one thousand (1000) feet with a maximum twenty-four (24) lots or dwelling units served by a single means of access. Any single means of access serving more than five (5) lots or dwelling units shall include a turn-around with a fifty-five (55) foot radius with a center landscaped island, a hammerhead "T" turn or a continuous loop layout. A larger turnaround may be required for commercial and industrial private roads. These standards may be adjusted by the Planning Commission in particular cases, with input from the fire department and Township staff or consultants, provided there is a finding that traffic impacts are adequately mitigated and a second means of emergency access can be required by the Planning Commission.

(e) Grade: Grades shall not exceed ten-percent (10%), with a maximum grade of two-percent (2%) for a minimum distance of thirty (30) feet from its intersection with a public right-of-way or another private road.

(f) Horizontal curve: The minimum horizontal curve radius shall be two-hundred-thirty (230) feet. This may be reduced to one hundred fifty (150) feet where the posted speed limit will be twenty five miles per hour (25 mph) or less. The Planning Commission may reduce this radius on local residential streets if the design would accommodate expected vehicle speeds and truck/bus traffic, as determined by the Township Engineer and Planner, in cases where a significant number of mature trees would be preserved or where the width of the parcel would not accommodate wider radii.

(g) Intersection design standards: Private roads which intersect with existing or proposed private roads or public street rights-of-way should intersect at a ninety (90) degree angle. Where constrained by environmental features, the Township Engineer may allow a reduced angle of intersection but in no case shall the angle be less than seventy (70) degrees.

- (h) Intersection offsets from public streets:** Proposed private roads or entrances to a development shall align directly across from, or be offset at least two-hundred-fifty (250) feet from, public streets or private road intersections on the opposite side of the street, measured centerline to centerline. This standard may be reduced if approved by the Livingston County Road Commission.
- (i) Minimum offsets along private roads:** Private roads and driveways (excluding driveways serving one or two dwelling units) within a development shall align directly across from other private roads or driveways or be offset at least one-hundred-fifty (150) feet measured centerline to centerline.
- (j) Boulevard medians:** Where a boulevard median is proposed, the median shall have a minimum width of eight (8) feet and the roadways on both sides of the median shall have a width of at least eighteen (18) feet. Intersections shall meet the LCRC standards for median approaches and shall be designed to accommodate truck turning radii.
- (k) Vertical Clearance:** In order to provide adequate access for emergency vehicles, fifteen (15) feet of overhead tree clearance shall be provided within the width of the gravel or pavement.
- (l) Street names:** Street names shall be approved by Livingston County following review by the Planning Commission and fire department .
- (m) Signs:** All signs within the private road or access easement shall be identified on the site plan and be in accordance with the Michigan Manual of Uniform Traffic Control Devices, unless the Planning Commission approves another type of design for consistency with the character of the development. Street signs shall be provided at all intersections. These signs shall contrast in terms of color with public street signs, and shall clearly indicate the road is private.
- (n) Yard Setback:** A private road easement shall not abut the property line of an adjacent site unless adequate provisions are made for drainage and screening.