

**Grand Haven Charter Township
Fire/Rescue Department**

Private Road Requirements

1) Easement

The width of the road's easement varies depending on the number of premises served. The easement may be considered to "serve" a premise if it abuts the front yard of any lot, vacant or not.

Number of premises served

A Private Road can serve no more than 24 premises

- i. One (1) premises road must have a minimum 16.5 feet wide easement
- ii. Two (2) premises road must have a minimum of 33 feet wide easement
- iii. Three (3) premises road must have a minimum 49.5 feet wide easement
- iv. Four (4) or more premises, road must have a minimum 66 feet wide easement

2) Construction – Any road must be constructed to the following criteria:

- a. A sub base of granular material a minimum of 12 inches deep;
 - i. An aggregate base of compacted gravel crushed concrete slag or other material at least 6" deep for the entire length of the road.
- b. The minimum width of both sub base and aggregate base shall be twenty (20) feet wide for the entire length for seven or fewer premises.
 - i. The minimum width of both the sub base and aggregate base shall be thirty (30) feet in width for the entire length if serving eight (8) or more premises.
- c. The minimum width of the aggregate base course and an additional two (2) feet shall be clear and passable.
- d. The road shall have a vertical clearance of at least 13 feet for the entire distance.
- e. Minimum lateral crown of 0.4% and maximum of 7%.
- f. Bituminous paving overlay of base course a minimum of 2.5 inches deep for private roads serving more than four (4) premises, a commercial, industrial or high density residential use.
 - i. Bituminous mixture must meet or exceed current Ottawa County Road Commission standards.

3) Other Requirements

- a. Name registered and approved by Fire/Rescue.
- b. Turns and cul-de-sacs must be constructed in accordance with Ottawa County Road Commission standards for Public Streets and Roads.
- c. Corner Clearance requirements of Grand Haven Township Zoning Ordinance Section 20.10 met.
- d. Municipal water and/or sewer may be required to be installed if within 2,700 feet of a public road and the private road services four (4) or more premises. Also required if:
 - i. Area not approved for on-site septic system
 - ii. Any multiple family residential development except duplex development
 - iii. Any private road which provides access to commercial or industrial uses
- e. A public easement for water and sanitary sewer.
- f. A public easement for each utility company or municipality providing utilities or emergency services to the premises served by the private road.
- g. Copy of an easement for ingress and egress provided for owners and users of the premises served by the private road.
- h. A document describing the private road and detailed provisions of maintenance is submitted and filed with the Ottawa County Register of Deeds.

4) Compliance

- a. Grand Haven Charter Township is to be provided with plans prepared or under the supervision of a Professional Engineer.
 - i. A copy of the plans for the private road shall be signed by the Township Superintendent and notice of the approval shall be forwarded to the owner(s) of the land over which the private road, which serves four or more premises is to be constructed
 - ii. If the site plan for the private road or private drive meets the requirements of the ordinance, a copy of the site plan shall be signed by the Township Superintendent and notice shall be forwarded to the owner(s).
- b. After completion of all improvements, a professional engineer licensed pursuant to Act 299 of the Michigan Public Acts of 1980, as amended, shall complete a certificate which shall contain the name and address of the professional engineer and shall bear that professional engineer's original signature, seal and date and shall certify the following:
 1. The engineer has personally directed the supervision and inspection of the construction.
 2. All improvements to date have been installed in accordance with the approved construction and current standards of this ordinance.

3. The construction materials meet the aforementioned specifications
- c. Review completed by
- i. Public Works
 - ii. Community Development
 - iii. Fire/Rescue

Diagram/Site Plan – The Applicant is responsible for submitting a scaled drawing of the proposed road, including radii of all curves, specifics on base course & top coat materials (if applicable), clear and passable width, vertical clearance height, lateral crown and corner clearance.

