



BLAIR TOWNSHIP

PRIVATE ROAD/DRIVE APPLICATION

2121 CO. RD., 633, GRAWN, MI 49637

Phone: 231-276-9263 EXT. 4 email: zoning@blairtownship.org

Answer all questions and please fill out application and include required documentation.

The applicant shall attach the following information with this Private Road Permit Application

- Legal description and survey of the proposed private road
- Copies of all other permits, road commission and/or MDOT driveway permits.
- Copy of Road maintenance agreement
- Detailed site plan in compliance with the Blair Township Private Road Ordinance.

1. GENERAL INFORMATION

Applicant Name: _____

Applicant Address: _____

Phone: _____ Email: _____

Parcel ID: 28-02-_____-_____-_____ Road Name: _____

2. PROPOSED PRIVATE ROAD INFORMATION

The applicant shall attach a legal survey and description of the proposed private road.

Road Name(s): _____

Private Road Address: _____

Proposed land use to be served by the private/drive road(s): _____

Parcel(s) that will access private/drive road _____

3. Nature of land division to be served by the private road

_____ Land Division

_____ Plat

_____ Site Condo

4. Existing zoning on property(s): _____

5. ACKNOWLEDGEMENT

I, authorize Blair Township to enter upon the subject property for purposes of making inspections related to this application.

Owner's Signature: _____

Signature of Applicant, if different then owner: _____

Date: _____

Township Use Only		
Date application received: _____	Fee paid: _____	Date Completed: _____
Private Road #: _____		

Application will not be accepted until all information is submitted.

Private Roads and Drives

For the purposes of this Ordinance, the following table will identify the type of area of ingress and egress required for the amount of parcels that the area serve

Areas used for ingress and egress	Parcels Served
Private Road	Eight (8) or more
Private Drive	More than two (2) less than eight (8)
Driveway	one (1) or two (2)

- a. Application shall be made to the Township on a form provided by the Township for a Private Road or Private Drive. The submission shall include:
 - 1. Engineered road construction plans – (3 sets)
 - 2. Drainage Plans
 - 3. Signed road maintenance agreement acceptable to the Township
 - 4. Proposed road name
- b. The Zoning Administrator will review the submitted application for compliance with the applicable ordinance(s) and submit a copy of the plans for review by the Blair Township Fire Department.
- c. Road name will be submitted to the Township Board for approval.
- d. After the application is approved by the Zoning Administrator and Fire Department and road name approved by the Township Board, a land use permit for private road construction shall be issued.
- e. A Township representative may inspect and review during construction.
- f. After construction is complete, a final site inspection of the road shall be made by applicable agencies and recommendations shall be sent to the Zoning Administrator. The Registered Professional Engineer that designs the private road shall certify that the road was built in compliance with the approved plans, specifications and the Township's private road standards. When the Zoning Administrator has received notice of completions from applicable agencies and certified letter from the engineer, the Zoning Administrator shall issue a certificate of completion for the road.
- g. **No land use permit will be approved for any parcels that use, or border on, a private road until the road construction is completed and approved by the applicable government unit(s), and meets all other private road standards as specified in this Ordinance.**
- h. The Township Board may allow for a land use permit to be issued prior to road paving and completion if the developer supplies a performance guarantee to cover the cost of paving. The

occupancy permit for the structure will not be issued until the certificate of completion is issued for the road.

2. Maintenance Agreement. A maintenance agreement shall be recorded with the Grand Traverse County Registered of Deeds, this agreement shall also be recorded as part of the Master Deed of a condominium project, as a general deed restriction to be recorded against subdivision parcels and metes and bounds parcels created by a land division and a copy of this agreement shall be submitted to the Blair Township for their files. The road maintenance agreement shall provide as a minimum:
 - a. A provision for an incorporated association of co-owners along the proposed private road, which shall be responsible to collect fees and to build and maintain the private road/drive.
 - b. Majority vote rules regarding road maintenance and improvement decisions.
 - c. The owner of each parcel will be responsible for payment of the share of costs apportioned to his or her parcel.
 - d. The owners shall have standing and the right to commence legal or equitable action against a delinquent parcel owner or parcel owners to foreclose a lien or otherwise collect the sums owed.
 - e. The agreement shall be recorded and shall run with the land and bind and benefit the parcels, and the owners, thereof, in perpetuity.
 - f. The owner or owners of the land served by the road shall provide for the requirement to grade, drain, and otherwise maintain the private road including the road name sign, and emergency service access, in accordance with public agency requirements.
 - g. A statement that the owners are aware that the road will not be maintained by the Grand Traverse County Road Commission or Michigan Department of Transportation. As such, the roadway will be private, and the Road Commission or Department of Transportation will have no obligation to maintain the road in any manner.
 - h. A statement regarding the ability for Blair Township to inspect and repair the roadway at the owners expense and may create a special assessment district if deemed necessary and a statement that says, if the Township exercises discretion to intervene, that there is, nevertheless, no further obligation to maintain or repair the road on the part of the Township.
 - i. The road maintenance agreement may be reviewed and approved by the Township Attorney for compliance with the Township regulations. Following approval of the Township Attorney when required, the agreement shall be recorded with the Grand Traverse County Register of Deeds.
 - b. An explicit clause advising all current and future parties to said agreement that Blair Township is not obligated to perform regular inspections of the easement area or provide repairs or maintenance to the private road and that Blair Township is not responsible for the legality or enforcement of the maintenance agreement.
 - c. A statement that the owners will hold the Township harmless from liability and indemnify the Township from liability associated with any repair or maintenance or approval of the private road/drive by the Township.
3. Private roads and drives shall have a minimum easement width of thirty-three (33) feet.
 4. As a condition of approval, the Township may require surety by the developer to make the road improvements shown on the site plan and to insure completion of filing requirements.
 5. In addition to the above requirements private roads shall be designed with the following standards:
 - a. Minimum Pavement Width. Twenty-four (24) feet. With a base asphalt mix of 110#/s.y. of CATM surfacing over 165#/s.y. of CALC leveling course. A comparable or higher grade asphalt mix may be substituted as determined by a state certified engineer.

- b. The private road shall have a suitable sand/gravel sub-base not less than 12 inches of Class II sand/gravel and a minimum of 6 inch M.D.O.T. 22A or a GTCO 22A modified gravel specification.
 - d. Storm Water Drainage. Private roads shall be designed to control storm water drainage utilizing collection and storage systems or seepage systems in according with Michigan Best Management Practices. An engineer licensed in the State of Michigan shall prepare the drainage plan.
6. In addition to the above requirement, except 5. private drives shall be designed with the following standards:
- a. Minimum surface width of twenty (20) feet.
 - b. Private drives shall be surfaced with asphalt, concrete or gravel

Owner Signature

Date

Applicant Signature

Date

APPENDIX D

FIRE APPARATUS ACCESS ROADS

The provisions contained in this appendix are not mandatory unless specifically referenced in the adopting ordinance.

SECTION D101 GENERAL

D101.1 Scope. Fire apparatus access roads shall be in accordance with this appendix and all other applicable requirements of the *International Fire Code*.

SECTION D102 REQUIRED ACCESS

D102.1 Access and loading. Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an *approved* fire apparatus access road with an asphalt, concrete or other *approved* driving surface capable of supporting the imposed load of fire apparatus weighing at least 75,000 pounds (34 050 kg).

SECTION D103 MINIMUM SPECIFICATIONS

D103.1 Access road width with a hydrant. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet (7925 mm), exclusive of shoulders (see Figure D103.1).

D103.2 Grade. Fire apparatus access roads shall not exceed 10 percent in grade.

Exception: Grades steeper than 10 percent as *approved* by the fire chief.

D103.3 Turning radius. The minimum turning radius shall be determined by the *fire code official*.

D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) shall be provided with width and turnaround provisions in accordance with Table D103.4.

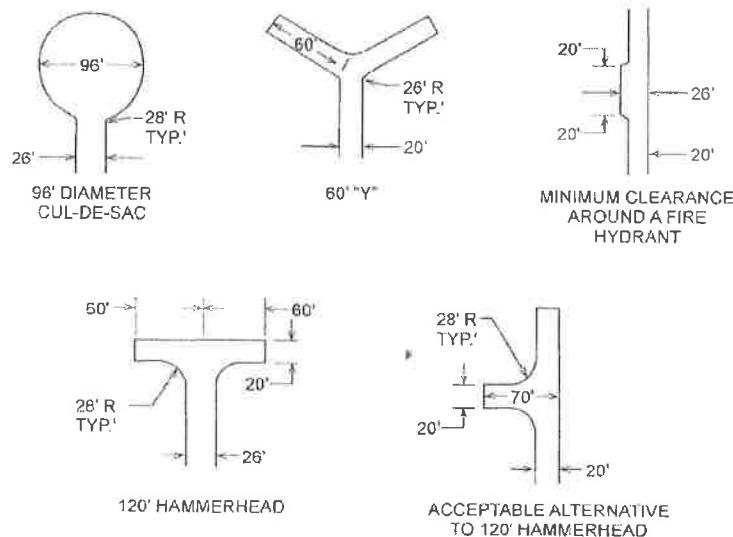
**TABLE D103.4
REQUIREMENTS FOR DEAD-END FIRE
APPARATUS ACCESS ROADS**

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0-150	20	None required
151-500	20	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
501-750	26	120-foot Hammerhead, 60-foot "Y" or 96-foot-diameter cul-de-sac in accordance with Figure D103.1
Over 750	Special approval required	

For SI: 1 foot = 304.8 mm.

D103.5 Fire apparatus access road gates. Gates securing the fire apparatus access roads shall comply with all of the following criteria:

1. The minimum gate width shall be 20 feet (6096 mm).
2. Gates shall be of the swinging or sliding type.



For SI: 1 foot = 304.8 mm.

**FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND**