WHITE LAKE TOWNSHIP

PRIVATE ROAD APPLICATION

APPLICANT INFORMATION

Name: _____ Phone: _____

Address: _____

Email: _____

☐ Property Owner ☐ Builder ☐ Other: _____

PRIVATE ROAD INFORMATION

Sidwell(s): _____

Public Road to Which the Private Road Will Connect: _____

Road Name Choices (In Order of Preference):

1. _____
2. _____
3. _____

ADDITIONAL REQUIREMENTS:

1. Three (3) sets of engineering plans are required at the time of submittal.
2. Executed Private Road Maintenance Agreement
3. Review fees as calculated by staff per the Planning Department Fee Schedule
   PLEASE NOTE: If plans are drawn incorrectly, thus requiring extra plan reviews, or, if extra inspections are required, additional fees may be required.

Building permits shall NOT be issued until private road construction is completed to the requirements of the Ordinance.

_____ _____

Applicant signature Date

The following checklist is provided to the applicant/design engineer for reference during plan preparation and must be completed, except for File Number, and submitted with Private Road Construction Plans

CHARTER TOWNSHIP OF WHITE LAKE
Private Road Plan Checklist

ROAD NAME:_____

FILE NUMBER:_____

DATE OF PLANS:_____

DATE SUBMITTED TO RCOC:_____
RCOC APPROVAL LETTER DATE:_____

GENERAL

_____ Sealed and signed by Licensed Michigan Surveyor or Engineer
_____ Sheet size 24" x 36"
_____Scale 1" =50' or better
_____Location Map
_____ Elevations on NAVD88 Datum; no assumed datum. Minimum of two (2) benchmark(s) shown
_____ Topographic Survey showing all existing site features including topography, utilities, and easements
_____Streets per RCOC or Pvt. Road Ordinance
_____Road Name Called Out
_____Legal Description of Road Easement
_____Lot Split Drawing Showing Parcels Served and Road Easement
_____Proprietor's Name, etc.
_____Note on Plan: RCOC permit needed for Connection to County Road
_____RCOC Approval of Connection to Public Road Letter Prior to Final Township Approval.
_____Standards for private condo roads to meet RCOC requirements

GRADING/PAVING

_____ Enough control elevations shown to verify: Max/Min. Grades Grass Areas
Max/Min. Grades Asphalt Areas
Max/Min. Grades Concrete Areas
_____ Fill in flood plain or wetland? Show limits.
_____ Road centerline radii (min 230' per RCOC)
_____General indication of proposed grading for associated parcels proposing to front proposed road
_____ Proposed road grades;8% maximum grade
_____Stationing for proposed road
_____ Terminate in Cul-de-sac or Tee.
_____Turnaround surface: 47' R Cul-de-sac or 24' x 94' Tee, 24' x 60' temporary tee
_____60' Easement
_____Minimum 100' Diameter Easement for Residential Cul-de-sac, 160' for industrial 60’ x 100' for permanent Tee
____Maximum 1500' Long without a Cul-de-sac or intersecting street

____150' Sight Distance on Vertical Curves
____Intersections Not Less Than 75°
____30' Radii at Intersection
____Use Standard 24' Gravel Road Section per Twp. Std.
____If paved, 22' Wide, 3" Thick, 2 Course Construction over 8" Gravel
____2' Deep Ditches. Sod Ditches Between 2.0% & 4.5%, Riprap over 4.5%
____Signs at Intersection, Street & Stop or Yield

STORM DRAINAGE

_____Easement for drainage across other's property if necessary
_____Show pipe size ,length, material, and slope
_____Proposed easements.
____15" diameter Concrete or CMP cross culvert, 12" diameter drive culvert
____Drainage Outlet Shown
____Soil Erosion Control Addressed

DETENTION/RETENTION BASINS

_____Provide pretreatment to eliminate sedimentation into wetland or natural drainage course
_____Proper SO-2 Outlet noted
_____Maximum release rate generally 0.2 Cfs per acre
_____Detention by OCWRC method; calculations shown
_____Side slopes max 1 on 3 with fence 1 on 6 unfenced; 8' high gate required if fenced
_____12' basin access easement noted
_____Basin volume calculated above existing or proposed water level
_____Retention basin, V= 33,000AC (2-100 yr storms); provide SCS soil type
_____Limits of detention show
_____Stormwater Management Agreement

LEACHING BASINS (When Applicable)

_____Demonstrate that no other storm outlet is available
_____Adequate soils exist in area, show SCS soil type
_____Drainage area to each basin is acceptable

WATERMAIN (When Applicable)

_____Watermains to be on north and east side of road
_____No dead ends longer than 600 feet
_____Easements noted, 20 feet wide, 60 feet wide in private roads.
_____Designed to deliver 1000 GPM at 20 psi residual pressure per hydrant
_____Gate valve with hydrant or blow off at dead end lines
_____Extend WM across frontage that proposed private road runs perpendicular to. Use master plan size if larger than 8".
_____Min. diameter for public WM – 8". Show pipe diameter, length, and material
_____Hydrant spacing 500 feet along residential private roads;300 feet along commercial private roads
_____Hydrants and valves readily accessible.
_____WM to circle cul-de-sac to last lot w/hydrant in island.
_____10' separation from buildings or structures required.

SANITARY SEWER(When Applicable)

_____Min depth below road 8', min cover 4'
_____Sanitary sewers to be on south and west side of road
_____20' wide easements required
_____10' separation from buildings or structures required
_____No ground water or surface water connections to sanitary sewer
_____Sanitary sewer extended across frontage that proposed private road runs perpendicular to. Use master plan size if larger than 8"
_____Show pipe diameter, length, material, and slope

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Private Roads - NOTES

The following standard notes are to be included on all plans for the construction of White Lake Township private roads.

1. Contact the Township Engineer, DLZ, at 248-681-7800 for a base inspection prior to gravel placement. At that time the surface shall be proof rolled with a single axle dump truck or equivalent. Yielding areas shall be reworked to provide a firm subgrade.

2. Provide aggregate material load tickets to the Township Engineer with a total placed vs. required tonnage.

3. The aggregate base shall be placed by means of mechanical spreader in 2 equal courses to a depth that, when compacted, the combined thickness will equal the thickness shown on the plans. The depth of any layer shall not be more than 6” or less than 3 ", compacted.

4. Each layer shall be floated with an approved maintainer or patrol grader until the mix is uniform and the surface smooth. This work shall be performed in conjunction with a vibrating type compactor or pneumatic tired roller until 98 percent of maximum density has been developed. Water shall be added as needed to obtain optimum moisture content and to prevent the loss of fines in the form of dust. Aggregate base shall not be placed when there are indications that the material may be frozen before the required compaction is obtained.

5. The Township Engineer shall be contacted for a final inspection at which time the finished aggregate surface shall be proof rolled.

6. If the road is asphalt surfaced, contact the Township Engineer to arrange for inspection during paving (and curbing) operations.

7. If storm sewer, watermain, or sanitary sewer is to be installed, contact the White Lake Township Engineer at 248-681-7800 48 hours prior to beginning work to arrange for inspection.

8. All construction shall be in accordance with the Township’s current standards and specifications.

9. The Contractor shall notify the Township Engineer and/or the authority having jurisdiction, 48 hours prior to the beginning of construction.

10. Contractor shall contact MISS DIG at 800-482-7171, 72 hours in advance of construction, for existing underground utility locations.

11. In order to verify compliance with approved plans, full-time construction observation will generally be required during all phases of underground site construction including installation of sanitary sewer, storm sewers, drains, watermains, and appurtenances as well as private street curbing and paving construction. Intermittent observations will be made for site grading, parking lot curbing and paving, retaining wall construction and other surface activity.