

STANDARD RULES FOR USE OF COUNTY ROAD RIGHT OF WAY

The following information is a general summary of Road Commission standard rules and specifications regulating the use of right-of-ways. Individual site details may require additional requirements.

DRIVEWAY

The driveway will be constructed in such a manner that no additional water will flow from private property into the road right-of-way.

The finished surface on a driveway approach shall slope down from the pavement edge at a rate of 1/2" - 3/4" per foot back to the ditch centerline. This distance shall not be less than 8'. SEE SKETCH "A-A" ON REVERSE.

The sides of a driveway shall slope down to ditch bottom at a minimum 3 on 1 slope in residential areas where the speed limit is 25 MPH. In all other areas, the minimum slope shall be 4 on 1, SEE SKETCH "B-B" ON REVERSE.

When required, culverts shall be corrugated steel or concrete pipe or smooth bore plastic. Minimum culvert diameter is 12" and the maximum length of 12" culvert allowed is 30'. Culvert length greater than 30' requires a minimum diameter of 15". Driveway radii must be included when determining culvert length.

- A 20' flat landing shall be constructed behind road shoulder when required.
- Maximum width – See Attachment "A"
- Standard driveway radii are 15' to road shoulder, with 10' tapers to edge of pavement.
- Driveway must intersect road at right angles with a variance allowed up to 20'.
- A driveway shall not infringe upon a road intersection radius, and be a minimum 75' from intersection.
- Normally a drive shall be located a minimum of 15' from a property line.
- If sod or other landscaping material is placed at the edge of the road shoulder, it must be kept lower than the edge of the shoulder.
- Maximum finished grade shall not exceed 10%.
- When asphalt or concrete is placed on the shoulder within 40 feet from an existing paved surface, the shoulder area between paved surfaces must also be paved.
- When concrete is placed, the minimum depth shall be 6" on the road shoulder.
- Minimum gravel depth shall be 6".

MAILBOXES

Mailboxes are allowed in the road right-of-way as a public service. The face of the mailbox shall be placed a minimum of 6' off the edge of the blacktop or 1' behind the road shoulder, whichever is farthest from the centerline.

OTHER IMPROVEMENTS

The following activities are NOT ALLOWED within road right-of-way and are actively being removed:

- Additional water channeled into roadside ditches.
- Filling of roadside ditches.
- Planting of trees, shrubs, seedlings or bushes of any kind.
- Construction of any type of retaining wall or head wall along side of driveways.
- The placement of any type of fence.
- The placement of rocks, boulders, or earth berms.
- The placement of signs, light posts or other encroachment considered by the Road Commission as hazardous.

The Road Commission will not issue a permit for the placement of a sprinkler system within the road right-of-way. If they are placed within the road right-of-way, the following shall apply: The property owner is responsible for any damage or removal caused by Road Commission activities or activities permitted by the Road Commission.

MANISTEE COUNTY ROAD COMMISSION
8946 Chippewa Highway
Bear Lake, MI 49614

ATTACHMENT "A"

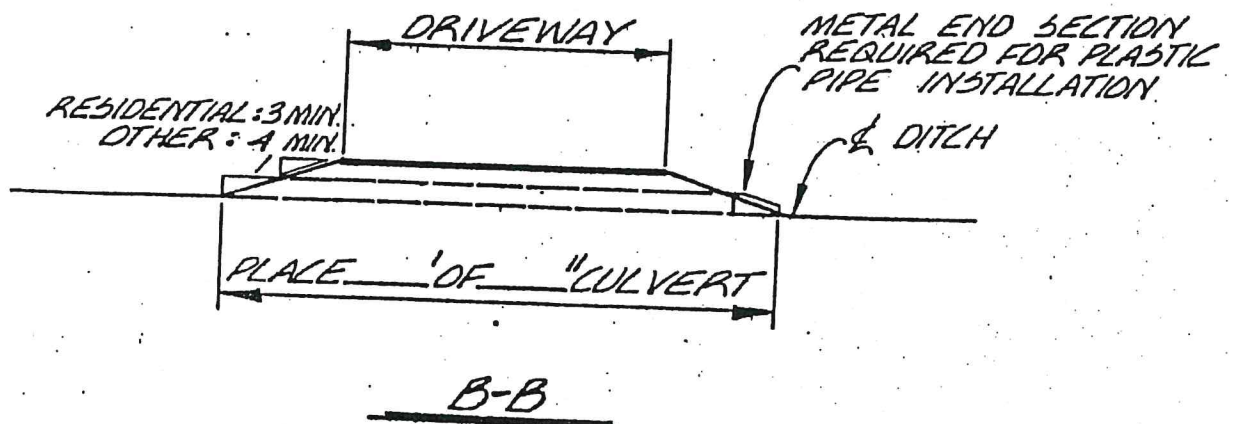
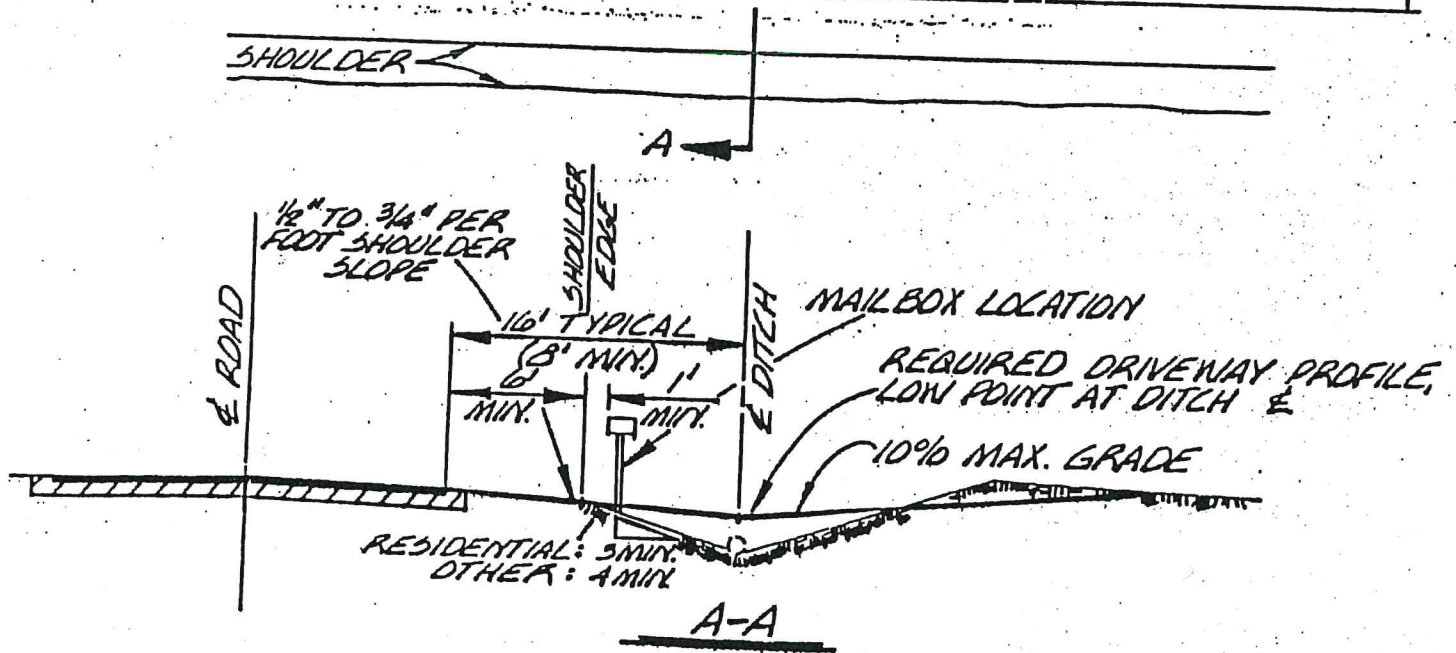
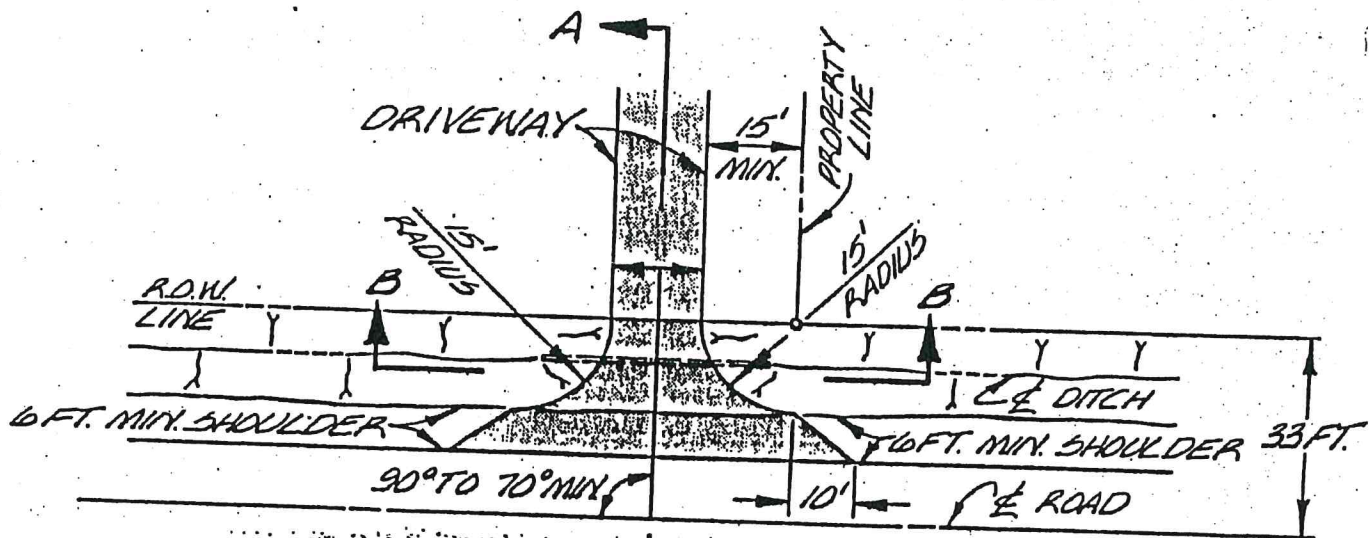
FOR

STANDARD RULES FOR USE OF COUNTY ROAD RIGHT OF WAY

Driveway openings shall have the following minimum widths and approach surface types, determined by the following number of homes being served by the respective proposed driveway, unless engineering judgment shall determine otherwise:

- A. 1 residence: 16 foot drive with gravel approach
- B. 2 – 4 residences: 20 foot drive with gravel approach
- C. 5 – 8 residences: 24 foot drive with bituminous approach designed to commercial standards
- D. Over 8 residences: Driveway width and surface requirements in accordance to published standards for subdivision streets.

The Manistee County Road Commission recognizes driveway permits for a period of one (1) year from the time we accept them. If you are to pave a driveway some time after this one-year period, a new permit is required. Any paving, concrete or gravel installation on a driveway is considered modifying the existing driveway, and a driveway permit is required.



DRIVEWAY APPROACH SKETCH

NOTE -
DRAWING NOT TO SCALE

MANISTEE COUNTY ROAD COMMISSION COMMERCIAL DRIVE APPROACH

1. The surface shall be equal to or better than the following:
 - a. 2 ½" bituminous aggregate pavement on 8" of compacted gravel or crushed stone and subbase compatible with that used on the highway.
 - b. 9" of concrete on 4" of compacted gravel or crushed stone and subbase compatible with that used on the highway.
2. All work within the right-of-way shall be done in accordance with current Michigan Department of Transportation Standards and Specifications.
3. The only drainage that will be accepted onto the road right-of-way is from the approach area from the edge of the road to a maximum of 20' from back of curb.
4. Disturbed areas to be restored with topsoil, seed and mulch.
5. A driveway shall be constructed so that it does not adversely affect the highway drainage. The drainage and the stability of the highway subgrade shall not be altered by driveway construction or roadside development.

