



PRIVATE ROAD CONSTRUCTION STANDARDS & CONSTRUCTION PLAN CHECKLIST

Thornapple Township, 200 E. Main St., Middleville, MI 49333

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Minimum construction standards for all private road construction within Thornapple Township and outside the Village of Middleville.

1. Each private road shall be centered with an easement not less than 66 feet in width.
2. The private road base shall consist of not less than 12 inches of compacted sand and 6 inches of 22A gravel compacted in place.
3. For gravel roads, the cross-section shall be 22 feet in width with side ditch slope not exceeding 1 foot vertical for each 3 feet horizontal.
4. For paved roads, the cross-section shall be no less than 18 feet with 4 feet shoulders not exceeding 1 foot vertical to each 3 feet horizontal.
5. Asphalt pavement shall be no less than 3 inches thick applied in 2 lifts of 1 ½ inches each.
6. Concrete pavement shall be no less than 4 inches thick and shall have regular interval cut or expansion joints per engineer's specification.
7. Storm water management shall consist of ditches, structures, basins and/or culverts designed to a 25 year storm event and shall not result in an increase in storm water run-off into any adjoining land.
8. Storm water run-off calculations prepared by the design engineer shall be included with the construction plans.
9. Maximum vertical grade shall be 6 percent.
10. Any cul-de-sac shall have a minimum right-of-way radius of 50 feet with a running surface radius of 42 feet.
11. A cul-de-sac may have a center landscape island, however the minimum paved or gravel lane width shall be 12 feet.
12. "T" type private road endings are not permitted.
13. Construction plans shall include a separate erosion control plan sheet [the same plan sheet must be approved by the Barry County Planning Department].
14. Private road signage detail and location shall be included on the detail sheet of the construction plans.

CONSTRUCTION PLAN CONTENT CHECKLIST

A private road construction plan set must include at a minimum the following information:

1. Proposed road profile and alignment.
2. Road cross-section.
3. Materials specifications for road bed.
4. Ditch profiles and cross section.
5. Grading plan depicting existing and proposed contours.
6. Drainage design details, structures, catch basins, culverts, etc.
7. Storm water calculations for 25 year event.
8. Extent and location of storm water easements outside the road easement limits.
9. Location and extent of top soil replacement and specification for seed mix.

10. Erosion control plan.
11. Proposed sign illustrations and location.
12. Detail sheet as necessary to depict project elements.
13. Legal description of proposed private road easement.
14. Proposed private road maintenance agreement.
15. Other information as may be required by the Zoning Administrator or Planning Commission. For example, proximity to regulated wetlands or surface water.