

WHITE LAKE TOWNSHIP
7525 Highland Road
White Lake, MI 48383
(p) 248.698.3300 x163 (f) 248.698.3995

PRIVATE ROAD APPLICATION
(See Private Easement Roads, Sec. 5.30, Ordinance 58)

Please fill out this form and return to the Community Development Department

Owner: _____	Developer: _____
Address: _____	Address: _____
Phone: _____	Phone: _____
Sidwell No.(s) _____	Public Road to which Private Road will
_____	Connect: _____

Name of Road (select first, second and third choices – must be approved by Police Chief and Fire Chief)

First Choice: _____

Second Choice: _____

Third Choice: _____

Four sets of sealed engineering plans for Township Engineer and file. Plan review fee of \$1320.00. (\$1200 + \$120 admin fee)

Township Engineer reviews plans and sends review letter to developer indicating approval or listing changes to be made to plans. If changes require further plan review(s), additional review fees may be charged. Four copies of revised plans are required.

PLEASE NOTE: If plans are drawn incorrectly, thus requiring extra plan reviews, or, if extra inspections are required, additional fees may be required.

No Building Permit will be issued until private road construction is completed to requirements of the Ordinance.

Requirements include placement of compacted gravel surface, drainage, seeding, recorded legal description of private road easement and recorded maintenance agreement.

Applicants Signature

The following checklist completed except for file number must be submitted with Private Road construction plans.

WHITE LAKE TOWNSHIP
PRIVATE ROAD CHECKLIST

ROAD NAME: _____

FILE NUMBER: _____

DATE OF PLANS: _____

DATE SUBMITTED TO RCOC: _____

RCOC APPROVAL LETTER DATE: _____

- _____ 1. Terminate in Cul-de-sac or Tee
- _____ 2. Turnaround surface: 47' R Cul-de-sac or 24' x 94' Tee, 24' x 60' temporary tee
- _____ 3. 60' Easement
- _____ 4. Minimum 100' Diameter Easement for Residential Cul-de-sac, 160' for industrial 60' x 100' for permanent Tee
- _____ 5. Sealed by Licensed Surveyor or Engineer
- _____ 6. Show Existing Grades
- _____ 7. Show Proposed Grades
- _____ 8. 8% Max. Grade
- _____ 9. Maximum 1500' Long without a Cul-de-sac or intersecting street
- _____ 10. 150' Sight Distance on Vertical Curves
- _____ 11. Intersections Not Less Than 75°
- _____ 12. 30' Radii at Intersection
- _____ 13. Use Standard 24' Gravel Road Section per Twp. Std.
- _____ 14. If Paved, 22' Wide, 3" Thick, 2 Course Construction over 8" Gravel
- _____ 15. 2' Deep Ditches
- _____ 16. 15" diameter Concrete or CMP cross culvert, 12" diameter drive culvert
- _____ 17. Note on Plan: OCRC permit needed for Connection to County road
- _____ 18. Road Name Called Out
- _____ 19. Signs at Intersection, Street & Stop or Yield
- _____ 20. Drainage Outlet Shown
- _____ 21. Soil Erosion Control Addressed
- _____ 22. Sod Ditches Between 2.0% & 4.5%, Riprap over 4.5%
- _____ 23. Bench Mark Shown (USGS Datum) assumed datum is unacceptable
- _____ 24. Legal Description of Easement
- _____ 25. Lot Split Drawing Showing Parcels Served and Road Easement
- _____ 26. Proprietor's Name, etc.
- _____ 27. Location Map
- _____ 28. OCRC Approval of Connection to Public Road Letter Prior to Final Township Approval.
- _____ 29. Standards for private condo roads to meet RCOC requirements

NOTES

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

1. Contact the Township Engineer, Johnson & Anderson, Inc., 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 sewers or water mains are to be installed, contact the White Lake Township Engineer at 248-681-7800 48 hours prior to beginning work to arrange for inspection.

current *International Fire Code* as enforced by the White Lake Township Fire Department.

- iv. Applicant shall provide information regarding the operation of the gate including – but not necessarily limited to – distance from the gate to the primary structure, activation time, opening time, closing time, and emergency services access.
 - v. An adequate turnaround area shall be provided in cases of denied access.
 - vi. A design plan shall be submitted, detailing elements such as building materials, lighting, and signage.
 - vii. A Traffic Impact Study shall be submitted if deemed necessary by the Director of the Community Development Department to determine if the location and operation of the gate can adequately accommodate the anticipated traffic volumes.
- E. All gates that provide access for emergency services vehicles shall be kept clear of snow or similar storage of natural or man-made materials, shall not be blocked by parked or disabled vehicles, and shall be maintained in operable condition at all times.

5.15 PRIVATE EASEMENT ROADS

The intent of this section of the Zoning Ordinance is to ensure adequate access to residences and buildings for police and fire protection, and safe ingress and egress to public roads.

Wherein land is to be divided into parcels and/or lots for development as zoning lots and said land is not contained within a recorded and platted subdivision or condominium subdivision, the following improvements shall be required by the Township prior to obtaining a building permit for use of any or all of the subject land. Plans shall be submitted to the Township Supervisor for approval prior to the commencement of construction of any private easement road.

- A. No person shall create any divided parcel of land within the corporate limits of the Township without platting unless such parcel or lot fronts on a public street, which is dedicated to the public, or a private road, as described herein, and improved to the standards of this Ordinance.
- B. Private Road Maintenance Agreement
 - i. A private road maintenance agreement shall be submitted to and approved by the Township following recommendations from the Township Attorney and Engineer and other consultants as requested by the Township. The private road maintenance agreement shall include provisions satisfactory to the Township, including, without limitation, the following items:
 - a. Creating an easement for ingress and egress purposes
 - b. Addressing repair, replacement and maintenance of the road
 - c. Allowing for use of the road by emergency vehicles
 - d. Indemnity provisions in favor of the Township
 - e. Any other provisions deemed necessary by the Township.
 - ii. The applicant shall provide the Township evidence of title confirming that the applicant has the ability to execute the private road maintenance agreement and that any other individual(s) and/or entity(s) with an interest in the property over which the private road is located, or which uses the private road access, have signed the agreement or consented to its execution.
 - iii. The private road agreement shall provide that it may not be amended or terminated without the consent of the Township.
 - iv. Before building permits are issued for any parcel which uses the private road for access, the private road agreement shall be executed and recorded at the office of the Oakland County Register of Deeds, proof of recording furnished the Township, and review and approval by the Township Attorney of the evidence of title.



1	Purpose and Introduction
2	Definitions
3	Zoning Districts
4	Use Standards
5	Site Standards
6	Development Procedures
7	Admin and Enforcement

- C. All no-outlet private roads shall terminate in a cul-de-sac or T-turnaround. Private road right-of-way shall not be less than sixty (60) feet wide. Adjoining property owners may dedicate thirty (30) feet each for joint private road construction. Cul-de-sac circles shall not be less than ninety-four (94) feet in diameter at the outside of the roadway surface with an easement line diameter of at least one hundred (100) feet for residential subdivisions, and one hundred sixty (160) feet for industrial subdivisions. Temporary T-turnarounds must be the same width as the connecting private road and shall extend at least thirty (30) feet from the centerline in both directions. Permanent T-turnarounds must be the same width as the connecting road and shall extend at least forty-seven (47) feet from the centerline in both directions.
- D. All drawings for land division, legal descriptions and private road specifications shall be drawn and sealed by a Registered Land Surveyor prior to presentation to the Township Supervisor for consideration.
- E. Standards for private road development shall be as follows:
 - i. All private roads and right-of-way width shall be shown on the land division drawing as a perpetual easement for roadway purposes.
 - ii. Plans shall show all existing and proposed grades, the location of all existing and proposed drainage facilities and similar facilities.
 - iii. Maximum gradient shall be eight (8) percent on said private road. Vertical curves shall be used at all changes in grade. Sight distances on said curve shall be a minimum of one hundred fifty (150) feet.
 - iv. Intersecting streets shall be between a seventy-five (75) and ninety (90) degree angle at said intersection. Minimum radius at intersections shall be thirty (30) feet measured from the lot lines.
 - v. The grades within a street intersection shall not exceed three (3) percent for a distance of one-hundred (100) feet from the point of intersection.
 - vi. An aggregate surface shall be constructed upon a prepared subgrade in accordance with the provisions of this ordinance. Surface material shall be removed and excavated for a distance of thirty (30) feet in width, centered on the sixty (60) foot right-of-way for the full length of said private road. The private road shall be constructed in accordance with the written specifications titled "Exhibit of Road Section, Private Easement Road, White Lake Township".
 - vii. The surfacing material shall be compacted in the excavated area for the full length and width so that a uniform and generally smooth surface will result.
 - viii. Minimum total depth of the compacted material shall be eight (8) inches, laid in two separate courses, each compacted separately. The top four (4) inch course shall consist of a minimum of #22 or #23A aggregate (Michigan Department of Transportation Specifications). The bottom four (4) inch course may consist of pit run gravel having a maximum stone size of one and one-half (1 1/2) inches shall be removed before placing the top four (4) inch course. All trees, stumps, brush and the roots thereof shall be entirely removed from within the grading limits of all private roads and shall be disposed of outside of the sixty (60) foot easement area.
 - ix. Drainage ditches shall be constructed on each side of the proposed private road in cut sections and fill sections where required to a minimum depth of two (2) feet and deeper where necessary at intersections to permit culverts to be installed. Either concrete or sixteen (16) gauge corrugated metal pipe shall be used at intersections and at driveway entrances. Minimum inside diameter of a crossroad culvert shall be fifteen (15) inches and a minimum inside diameter for a driveway culvert shall be twelve (12) inches. Sodding, planting, rip-rapping, topsoil, seeding or other measures of erosion control shall be used.



- x. The centerline of the road shall not curve at a radius of less than 230 feet unless at an intersection or unless properly signed, including a speed limit of 15 MPH or less.
- F. Construction permits shall be obtained from the Road Commission for Oakland County (RCOC) before entrances are constructed onto a RCOC right-of-way. Private roads constructed under the provisions of this Ordinance shall not require the Township or the RCOC to accept said area for maintenance at any future date. The Township reserves the right to require construction to higher standards where warranted by special topographic or geographic conditions.
- G. All private roads shall have names. Road names shall not be permitted which might cause confusion with names of existing roads in or near White Lake Township. New roads that will be continuations of existing roads shall be called by the same names of such existing roads. All names shall be approved by the Township Supervisor. Road signs shall be provided at every road intersection meeting the specifications of the RCOC and as approved by the Township Board. All costs of such signs shall be borne by the developer or property owner(s) of the lots to be served by the private road.
- H. No building permits shall be issued by the Township Supervisor or his/her designee for any construction on any parcel of land fronting on any private road established after the effective date of this section until said roadway is completed to the specifications contained in this Ordinance. The Township shall designate a Registered Professional Civil Engineer to inspect and approve the plans and construction of private road improvements prior to the issuance of any building permits along said road. The developer shall pay such fee as the Township Board shall establish to cover the cost of such inspections, and any other Township expenses.
- I. Where existing private roads are to be extended within the original property but not to adjacent parcels, the existing road may be extended at its present right-of-way width, provided the entire private road or private driveway is improved to the specifications of this Ordinance, except for width.

- J. Driveways servicing any single family dwelling which are over one hundred (100) feet in length, as measured from the front of the dwelling unit to the near edge of the road surface upon which the lot fronts, shall not be less than eight (8) feet in width. The top four (4) inches of such driveways shall consist of a minimum of MDOT No. 22 A or 23A aggregate.
- K. No private road that provides sole access to properties shall exceed one thousand five hundred (1,500) feet without approval from the Township Board following review and recommendation by the Fire Department.

5.16 PRIVATE ACCESS DRIVES

- A. Purpose: Private access drives may be required as a condition of approval of single-family development proposals, including subdivisions and condominiums.

A private access drive may be required where individual driveways providing direct access to a public or private road for each residential unit would create hazardous traffic conditions, due to an increase in the number of curb cuts, in which case a private access drive generally parallel to the public or private road would provide the sole means of access to each unit.
- B. Eligibility Criteria: In addition to meeting all requirements of this Ordinance, a private access drive shall not be approved unless it satisfies all of the following eligibility criteria:
 - i. Absent the private access drive, lots served by the drive would have the minimum required frontage on a publicly dedicated road or Township-approved private road.
 - ii. The private access drive is located outside of the planned right-of-way for the adjacent public or private road so that the drive will not interfere with improvements for widening of the adjacent road.
 - iii. No more than eight (8) lots shall have access to a private access drive.
 - iv. Each lot served by the private access drive shall have sufficient area so that it satisfies minimum yard and setback requirements for the zoning district in which it is located, exclusive of the private access drive easement.



- 1 Purpose and Introduction
- 2 Definitions
- 3 Zoning Districts
- 4 Use Standards
- 5 Site Standards
- 6 Development Procedures
- 7 Admin and Enforcement

C. Design Standards:

- i. Easement Width. A thirty (30) foot-wide easement is required for all private access drives. An easement having a width greater than thirty (30) feet may be allowed if the Township Board determines, upon recommendation of the Township Engineer, that there are conditions that justify a wider easement to accommodate a drive that complies with Township engineering standards. Such conditions may include, but are not necessary limited to, steep grades or irregular topography, wetlands or water bodies, important woodlands, or other conditions. In no case shall an easement of less than thirty (30) feet be allowed.
- ii. Points of Access. Each private access drive shall have two (2) points of access to the adjacent public or private road. Dead-end private access drives are prohibited.
- iii. Setback Measurement. The minimum front yard setback for buildings and structures on each lot shall be measured from the public road right-of-way line, but in no case shall be less than twenty-five (25) feet from the private access drive easement line that is closest to the interior of the lot.
- iv. Spacing of Access Points. The location of the points of access to the adjacent road shall be based on the following considerations, at minimum:
 - a. The desire to maximize spacing between access points;
 - b. The proximity of the access points to driveways and road intersections on the opposite side of the road;
 - c. Standards promulgated by the agency that has jurisdiction over the road; and,
 - d. Review and approval by the Township Engineer.
- v. Road Surface. The road surface for the private access drive shall have a minimum hard surface width of twenty (20) feet as measured from the edge or gutter line as applicable. Hard surfacing shall consist of bituminous aggregate pavement or concrete pavement meeting the current requirements of the RCOC typical residential road cross section, except as noted herein unless a concrete gutter is proposed, the edge of the road shall have a compacted gravel shoulder no less than two (2) feet wide and eight (8) inches thick. No more than 1.5 inches of topsoil may be placed on the shoulder gravel to allow grass to grow to the edge of the road.
- vi. Road Drainage. Proper drainage of the road surface shall be required, subject to approval of the Township Engineer. The drainage system shall comply with standards promulgated by the Township Engineer, and may consist of curb and gutter or open ditch drainage, or a combination thereof, including pitching the entire width of the road to one side. Road drainage between houses shall be contained in an enclosed storm drain not less than twelve (12) inches in diameter.
- vii. Sight Distance. Minimum sight distance anywhere along the private access drive shall be one hundred fifty (150) feet.
- viii. Curve Radii. The minimum horizontal curve radius shall be one hundred eighty (180) feet except where the road turns to attach to the adjacent public road, where a minimum fifty (50) foot turn radius shall be required. The alignment at the intersection of the access drive with the public road shall be between 75 and 90 degrees with a minimum centerline tangent distance of twenty-five (25) feet to the edge of the public road surface.



- ix. Road Grades. Road grades shall be not less than 0.5 and no greater than 8.0 percent. Vertical curves shall be used where the algebraic difference in road grades is more than 0.8 percent. Minimum sight distance anywhere along the private access drive shall be one hundred fifty (150) feet. The road grade within fifty (50) feet of the edge of the public road shall not exceed 3.0 percent.
- x. Speed. The drive shall be posted with 15 mph speed limit signs (R2-1) and no parking signs (R8-3 or R8-3a). Standard reflectorized stop signs meeting the requirements of the current Michigan Manual of Uniform Traffic Control Devices (sign number R1-) shall be placed at each intersection of the private access drive with the public road.
- xi. Construction Plans. Construction plans shall be submitted for review by the Township Engineer. The drawing(s) shall be a combination plan/profile on a sheet size of 24 inches x 36 inches at a scale of no smaller than 1 inch = 50 feet horizontal and 1inch = 5 feet vertical. The plan shall show existing topography including elevation contours at two foot intervals. An elevation reference mark based on NGVD shall be noted, an assumed datum will not be allowed. All proposed property lines, existing and master plan right-of-way lines, utilities, storm drainage, soil erosion controls and proposed grades along with other pertinent information shall be shown on the plan. Plans shall be prepared and sealed by a Professional Engineer licensed to practice in the State of Michigan. If the private drive serves a parcel split fronting a public road, the sealed parcel split drawings including legal descriptions of the resulting parcels and the legal description of the common ingress/egress easement shall be provided along with the construction plans.

- xii. Modification to Standards. The design standards set forth herein shall be subject to modification for the purpose of preserving valuable natural resources and assets, such as woodlands or wetlands, or to accommodate conditions on the site. Any such modifications shall be subject to Township Engineer review, and a determination that no other feasible alternative exists and that the modifications will not threaten public health, safety and welfare. Approval of such modification shall rest with the Planning Commission.
 - xiii. Landscaping. The area between the surface of the private access drive and the adjacent public or private road shall be planted with grass or other live ground cover, and shall be maintained by the owner or occupant of the adjacent property.
 - xiv. Identification Signs. Driveways that intersect the private access drive shall have an identification sign listing the street numbers of the houses serviced by the driveway. The design and colors of said signage shall be distinct from regulatory signs and subject to approval by the Planning Commission.
 - xv. Setback from Public Road. No portion of the private access drive surface shall be located closer than ten (10) feet from the edge of the right-of-way of the adjacent road.
- D. Easement and Maintenance Agreement. A Private Access Drive Easement and Maintenance Agreement (hereinafter "Agreement") shall be submitted in recordable form for review by the Township Attorney, Township Planner and Township Engineer. If the private access drive is located in a condominium, however, the requirements for such an Agreement shall be addressed in the Condominium Master Deed. The terms of the easement shall prohibit any property owner served by the drive from restricting or interfering with the normal ingress to and egress from any of the lots served by the private access drive. The Agreement shall meet the following minimum requirements:

- 1** Purpose and Introduction
- 2** Definitions
- 3** Zoning Districts
- 4** Use Standards
- 5** Site Standards
- 6** Development Procedures
- 7** Admin and Enforcement



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- i. Legal Description. A legal description of the Private Access Drive Easement shall be provided or shall be clearly shown and dimensioned on the recorded Final Plat in the case of a subdivision or on the Exhibit "B" drawings in the case of a condominium.
- ii. Emergency and Public Vehicle Access. The Agreement shall provide for unrestricted access for emergency and public vehicles used in the performance of necessary public services.
- iii. Non-Interference. The terms of the Agreement shall prohibit any property owner served by the drive from restricting or interfering with the normal ingress and egress of other property owners, their families, guests, invitees, trades people, and others traveling to or leaving any of the properties served by the drive.
- iv. Maintenance Costs. The Agreement shall acknowledge that the drive surface and easement area are privately owned and therefore all construction and improvements within the easement will be contracted and paid for by the signatories to the Agreement.
- v. Apportioning Costs of Maintenance. The Agreement shall describe the method for apportioning users for a proportionate share of the maintenance costs and costs of improvements.
- vi. Township Not Responsible. The provisions in the Agreement shall in no way be construed to obligate the Township to perform regular inspections of the easement area or to provide necessary repairs or maintenance. The Township may intercede in maintenance of a private access drive only if a potential health or safety hazard is brought to the attention of Township officials, or if the road is not being maintained in accordance with Township standards.
- vii. Special Assessment Provision. The Agreement shall contain a provision to permit the Township Board to authorize the repair of any private access drive which is not being maintained adequately to permit safe access by users and emergency vehicles, and to assess the cost of such repair, including the costs of engineering and administration, to the signatories to the Agreement on an equitable basis. The decision to authorize repair of a private access drive shall be at the Township Board's sole discretion in accordance with its legislative powers.
- viii. Maintenance Needs. The Agreement shall acknowledge the responsibility of the signatories to the Agreement to maintain the following: surface grading and resurfacing at regular intervals; snow and ice removal; repair of potholes; maintenance of road drainage systems; maintenance of unobstructed visions at any intersection with another private access drive or with a public/private road; and regular cutting of weeds and grass within the easement.
- ix. Continuing Obligation. The Agreement shall specify that the obligation running with the land to be served by the private access drive, and shall be binding upon the owner(s) of such land and their heirs, successors, and assigns.
- x. Proof of Recording. The Agreement shall be recorded by the applicant at the Office of the Oakland County Register of Deeds and proof of recording shall be submitted to the Township prior to issuance of any building or construction permits.
- E. Plan Review. If the private drive is not constructed as a part of a platted subdivision or a site condominium requiring plan review under other provisions of the Township ordinances, application shall be made to the Township for construction of the drive. Fees as set by the Township Board shall be paid by the developer to cover the plan review, construction inspection and administrative costs incurred by the Township.



- F. Performance Guarantee. To Assure completion of a private access drive in conformance with the requirements set forth herein, the Building Official may require the applicant or owner to provide a performance guarantee, in accordance with Section 7.8 of this ordinance.

5.17 WIDTH TO LENGTH PROPORTION

All dwelling units in the AG, SF, RI-A, RI-B, RI-C and R1-D Zoning Districts shall have a length to average width proportion that does not exceed three (3) to one (1). When calculating the proportion of such dwelling units, the length of any dwelling divided by its average width shall not exceed three (3).

5.18 PERFORMANCE STANDARDS

It shall be unlawful to carry on or permit to be carried on any activity or operation, or use of any land, building, or equipment, that produces irritants to the sensory perceptions or other physical results greater than the measures herein established which are hereby determined to be the maximum permissible hazards to humans or human activities. Such measures may be supplemented by other measures which are duly determined to be maximum permissible hazards to human activity.

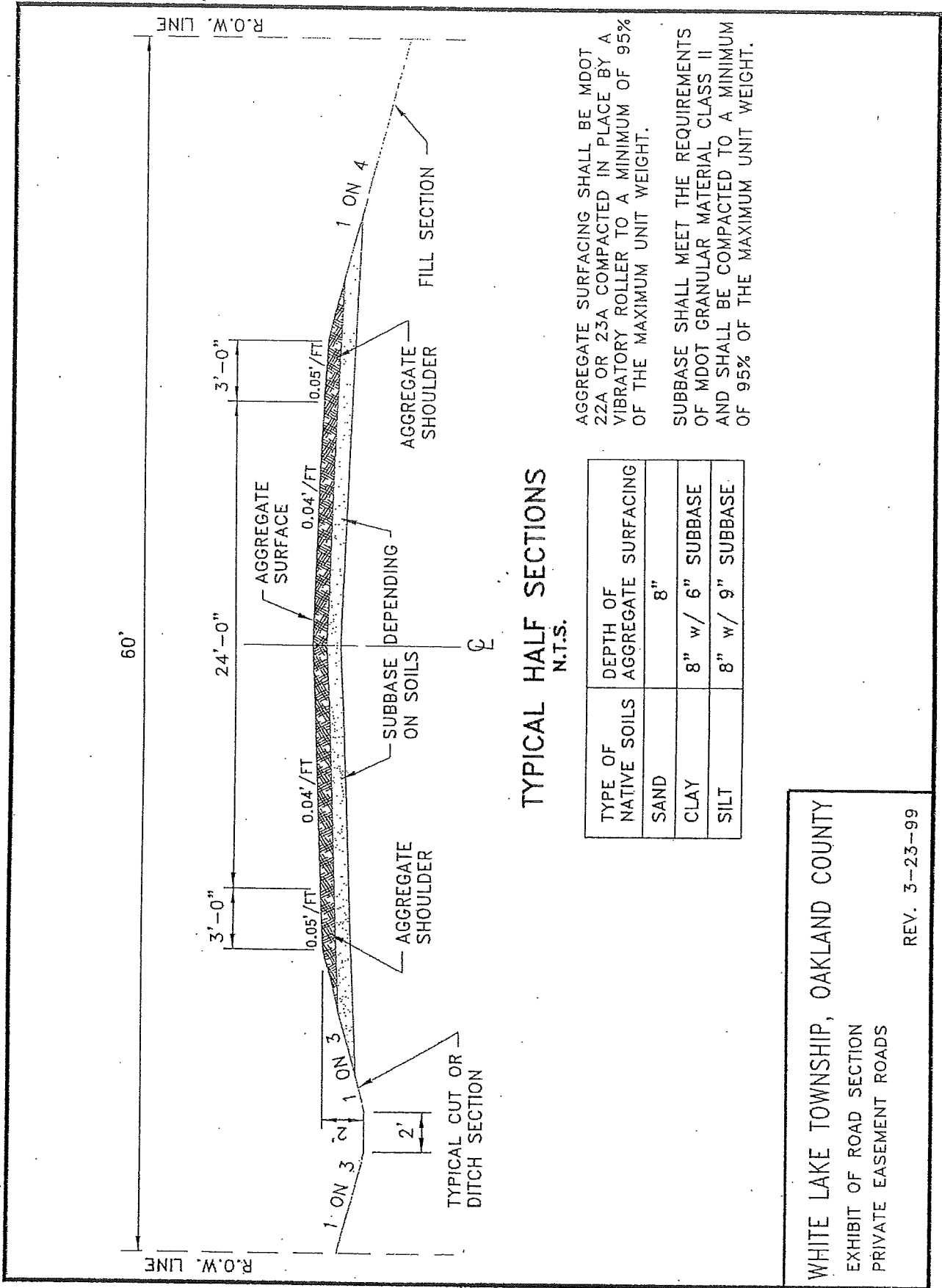
- A. Noise: No operation or activity shall cause or create noise that exceeds the sound levels prescribed below, using a A-weighted decibel scale dB(a), when measured at the lot line of any adjoining use, based upon the following maximum allowable levels for each use district:

5.18.A Maximum Allowable Noise Level		
Zoning of Adjoining Land Use	Maximum Allowable Noise Level Measured in dB(A)	
	6 a.m. to 9 p.m.	9 p.m. to 6 a.m.
AG, SF, R1-A, R1-B, R1-C, R1-D, MHP, PD (single-family residential)	60	45
RM-1, RM-2 (multiple-family residential)	65	60
NB-O, LB, RB, GB, PB, ROS (office, commercial, recreation)	70	65
LM, E, ROP (industrial, extractive, research)	80	70

An approving body may request a predictive noise analysis as part of site plan approval (Planning Commission), special land use approval (Planning Commission), rezoning or planned development approval (Township Board) to document the compliance of anticipated or existing noise sources to this standard. The approving body shall have the sole discretion to decide whether or not a predictive noise analysis shall be required, based on review of the application and use in relation to adjoining properties and uses. It shall be the responsibility of the applicant to submit this noise analysis if requested by the approving body or official. The analysis and report shall be completed by a board certified noise control engineer competent to conduct predictive noise analysis.

- B. Vibration: All machinery shall be so mounted and operated as to prevent transmission of ground vibration exceeding a displacement of three thousandths (0.003) of one (1) inch measured at any lot line of its source, or ground vibration which can be readily perceived by a person standing at any such lot line. No stamping machine, punch press, press break, or similar machines shall be located closer than 300 feet to a residential district without written certification by the Administrative Official that a nuisance is not thereby caused to the residential district.
- C. Odor: The emission of noxious, odorous matter in such quantities as to be readily detectable at any point along lot lines or to produce a public nuisance or hazard beyond lot lines is prohibited.
- D. Gases: The escape or emission of any gas that is injurious, destructive, or explosive is prohibited. In addition, in accordance with Rule 901 of the Michigan Department of Environmental Quality, Air Quality Division, no escape or emission of any gas shall unreasonably interfere with the comfortable enjoyment of life and property.





AGGREGATE SURFACING SHALL BE MDOT 22A OR 23A COMPACTED IN PLACE BY A VIBRATORY ROLLER TO A MINIMUM OF 95% OF THE MAXIMUM UNIT WEIGHT.

SUBBASE SHALL MEET THE REQUIREMENTS OF MDOT GRANULAR MATERIAL CLASS II AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM UNIT WEIGHT.

TYPICAL HALF SECTIONS
N.T.S.

TYPE OF NATIVE SOILS	DEPTH OF AGGREGATE SURFACING
SAND	8"
CLAY	8" w/ 6" SUBBASE
SILT	8" w/ 9" SUBBASE

WHITE LAKE TOWNSHIP, OAKLAND COUNTY
EXHIBIT OF ROAD SECTION
PRIVATE EASEMENT ROADS

REV. 3-23-99

Johnson & Anderson, Inc.

Act No. 297
Public Acts of 2006
Approved by the Governor
July 18, 2006
Filed with the Secretary of State
July 20, 2006
EFFECTIVE DATE: July 20, 2006

**STATE OF MICHIGAN
93RD LEGISLATURE
REGULAR SESSION OF 2006**

Introduced by Reps. Stakoe, Anderson and Amos

ENROLLED HOUSE BILL No. 4807

AN ACT to amend 1956 PA 62, entitled "An act to authorize the director of the department of state police to promulgate a uniform traffic code; to authorize a city, township, or village to adopt the uniform traffic code by reference without publication in full; and to prescribe criminal penalties and civil sanctions for violation of the code," by amending section 1 (MCL 257.951), as amended by 1998 PA 69.

The People of the State of Michigan enact:

Sec. 1. (1) A city, township, or village may adopt by reference a code or ordinance for the regulation of traffic within cities, townships, and villages that has been promulgated by the director of the department of state police. The director of the department of state police may promulgate a uniform traffic code in compliance with the administrative procedures act of 1969, 1969 PA 306, MCL 24.201 to 24.328.

(2) A city, township, or village, with the consent of, or at the request of, a person who is in charge of a parking lot, whether or not that parking lot is open to the general public, may contract with that person for the city, township, or village to enforce provisions of the uniform traffic code or ordinance adopted under this section in that parking lot. A peace officer may enter upon a private road that is accessible to the general public to enforce provisions of an ordinance adopted under this section if signs meeting the requirements of the Michigan manual of uniform traffic control devices are posted on the private road. The owner or person in charge of the private road is responsible for the posting of signs under this subsection. Nothing in this subsection shall be considered to affect a contract entered into between a city, township, or village and the person in charge of a private road before the effective date of the amendatory act that added this sentence. As used in this subsection, "person" means an individual, corporation, association, partnership, or other legal entity.

(3) A uniform traffic code promulgated by the director of the department of state police under this section shall specify whether a person who violates a particular provision of the code is guilty of a misdemeanor or is responsible for a civil infraction. The director may establish civil sanctions for civil infractions, except that a civil sanction in excess of that prescribed in the vehicle code is in conflict with that act and is void to the extent of the conflict. The uniform traffic code shall not impose a criminal penalty for an act or omission that is a civil infraction under the vehicle code.

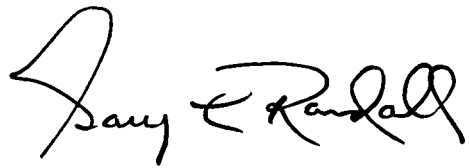
(4) Violation of a provision designated a civil infraction in the uniform traffic code shall be processed in the same manner as a civil infraction under the vehicle code.

(5) Notwithstanding the requirements of the uniform traffic code, a sign designating a parking space for persons with disabilities shall be 12 inches by 18 inches or larger and shall be either blue or white and at a minimum contain the international handicapped symbol in contrasting colors of either blue or white in the center of the sign.


(6) The provisions of the uniform traffic code promulgated pursuant to this act that relate to driving while under the influence of an alcoholic beverage or driving with impaired ability shall be identical to the provisions of sections 625 to 625m of the Michigan vehicle code, 1949 PA 300, MCL 257.625 to 257.625m.

(7) For purposes of this section, "vehicle code" means the Michigan vehicle code, 1949 PA 300, MCL 257.1 to 257.923.

This act is ordered to take immediate effect.



Clerk of the House of Representatives



Secretary of the Senate

Approved

Governor