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## Your Local Road Professionals

### RESIDENTIAL DRIVEWAY APPROACHES

#### **Definition:**

All driveways for the purpose of serving the residents of a single or two family dwelling or a farm yard adjacent to a farm residence will be deemed to be a residential driveway.

#### **Number of Driveways:**

One driveway is allowed for residential property, held in one piece, with frontage less than or equal to 150 ft. One additional residential driveway may be permitted where frontage exceeds 150 ft. Two residential driveways may be permitted in lieu of the above requirement, to serve a circle driveway if the frontage of the property is 150 ft. or more.

#### **Width:**

1. All residential driveways will have a minimum width of 14 feet gravel or 12 feet paved and a maximum width of 30 feet, measured at right angles to the centerline of the driveway at the right-of-way line.
2. All residential driveways will meet the traveled way with a minimum radius of 15 feet.

#### **Location:**

1. No portion of a residential driveway, including the radius which meets the traveled way, will extend beyond the property line of an adjoining parcel of property extended at right angles to the centerline of the right-of-way from the point where the property line meets the right-of-way line, except with written permission from the adjacent property owner.
2. No portion of a residential driveway, including the radius which meets the traveled way, will be located closer than 50 feet to the nearest right-of-way line of an intersecting road or street except that in the case of a platted lot which does not provide enough frontage to allow for 50 feet, then the nearest point will be as far as possible but in no case less than 20 feet from the nearest right-of-way line of the intersecting street.
3. No portion of two residential driveways, including the radius meeting the traveled way, serving the same property, will be located closer than 50 feet, measured parallel to the centerline of the road.
4. A clear vision area shall be provided at all residential driveways entering onto a roadway under the jurisdiction of the Benzie County Road Commission. To provide for adequate vision, all obstructions must be removed within the clear vision area. The following minimum sight distances, according to the posted regulatory speed limit, are required for the clear vision area.

35 MPH - 250 ft.

45 MPH - 360 ft.

55 MPH - 495 ft.

In the absence of a posted regulatory speed limit, 495 ft. of sight distance is required.

**DISCLAIMER:** In the event that proper sight distance cannot be attained within the property boundary and there is no other location available, the applicant may be required to sign a waiver holding the Road Commission and the County of Benzie harmless against all actions regarding the driveway location. The applicant may also be required to pay for signs warning motorists of the driveway location.

- If a parcel has access to a private road as well as an existing county road, the driveway will only be permitted on the existing county road with board approval.

**Joint Driveways:**

When both the property owners abutting a common property line agree, they may construct a joint residential driveway which will have a minimum width of 14 feet and a maximum width of 30 feet and will meet all the rules regarding LOCATION of residential driveways except that pertaining to location in regard to property lines.

**Surface:**

All residential driveways will be surfaced with at least 6 inches of processed gravel and have the same slope as the roadway for at least 10 feet from the edge of the traveled roadway. Surfacing with a higher type of surface will be permitted except as in section 7 of General Requirements.

**Paved/Concrete driveways on gravel roads:** Asphalt/concrete will stop at the culvert/center of the ditch. If no ditch is present, asphalt/concrete will stop 10 feet from the edge of the snowplowed/maintained shoulder.

Any new driveways serving more than one residences shall be subject to BCRC private roads specifications.

**General:**

- The BCRC will determine whether or not a culvert is required and if so the size (diameter) and length of culvert required, and the property owner shall furnish and install the culvert so determined.
- Culverts will be installed in line with and on the same grade as the road ditch.
- No culvert of less than a 12" diameter may be installed.
- All culverts shall be concrete pipe or corrugated metal pipe.
- If the property owner wishes to use alternate materials the BCRC shall determine whether the materials are equal to or better than those above before purchasing or installing.
- No storm water from a new drive will be allowed to run out onto the road or shoulder. In no case shall the rate of storm water from developed sites flowing to the county road right-of-way be greater than that from the undeveloped site.
- Concrete approaches are not recommended but if installed must be below the level of the road surface. The edge of the radius will be level with the gravel shoulder or will have asphalt approaches up to it. Concrete must be six inches and be inspected by BCRC before poured.
- Drives shall be at shoulder elevation for a distance of shoulder width from the edge of pavement or traveled portion of the roadway.

Residential Driveways		
Design Features	Standard	Range
Intersecting Angle	90 Degrees	80 to 100 degrees
Driveway Width	14 Feet	14 to 30 feet
Entering Radius	15 Feet	15 to 20 feet
Exiting Radius	15 feet	15 to 20 feet
Side slopes	1 on 3 or flatter	

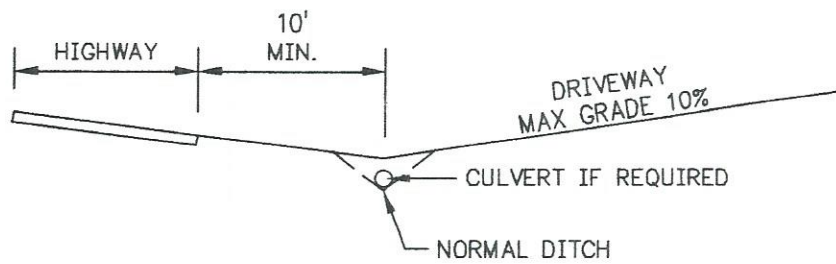
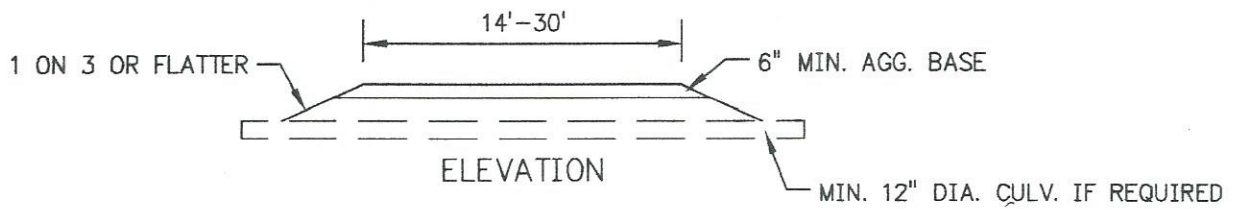
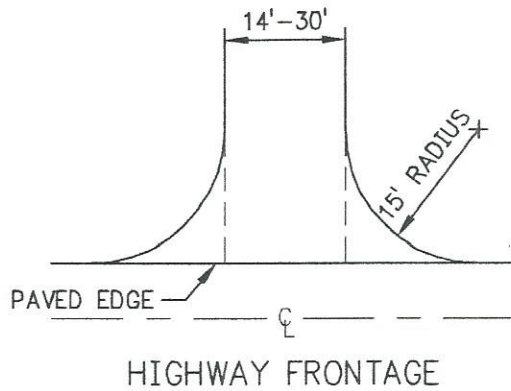
The standard shall be used unless the BCRC judgment determines that another dimension within the range is more suitable for a particular site or special condition and is approved by the Benzie County Road Commission.

**Fees:**

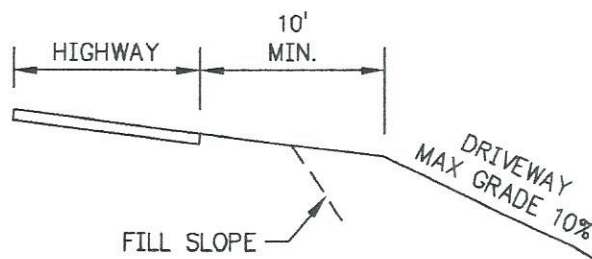
There will be a fee of thirty dollars (\$30.00) for all residential permits.

Adopted at the regular meeting, at which time a hearing was held, of September 24, 1992, in accordance with Act 212, of the Acts of 1980. Revised 09/10/98; 08/09/00; 2/27/02; 11/05/07; 11/2013; 04/27/17; 12/14/17; 2/08/18.

BENZIE COUNTY ROAD COMMISSION  
STANDARD PLAN FOR RESIDENTIAL DRIVES



RURAL DRIVEWAY PROFILE - CUT SECTION



RURAL DRIVEWAY PROFILE - FILL SECTION