

**MECOSTA COUNTY ROAD COMMISSION
SPECIFICATIONS AND ADMINISTRATIVE
RULES REGULATING
DRIVEWAYS, ROAD APPROACHES,
BANNERS AND PARADES
ON AND OVER HIGHWAYS**

Adopted October 10th, 2006

GENERAL REQUIREMENTS

Act 200 of the Public Acts of 1969, Section 4 thereof, charges the highway authority with the responsibility to issue driveway permits consistent with the rules promulgated by the highway authority for public safety and in the public interest. Any work to be accomplished within the right-of-way of any road under the jurisdiction of the Mecosta County Board of Road Commissioners requires a permit before commencement of such work. The applicant or his agent shall have a copy of the permit posted at the site during construction.

Permits will be issued only on forms, which are approved by the Board. Such permit forms are available at the office of the Mecosta County Road Commission, 120 N. DeKraft, Big Rapids, Michigan 49307. Phone: 231-796-2611.

The applicant or his agent shall maintain all driveways, private roads and related improvements set forth in the permit.

When the type or volume of traffic using an existing driveway changes because of a change in land use or roadside development to a more intensified classification requiring a redesign to a higher design standard, the owner, organization, or person responsible for operation of the driveway shall be required to obtain a permit and correct the driveway or driveways to the standard contained in these rules.

The applicant or his agent shall take, provide and maintain all necessary precautions to prevent injury or damage to persons and property from operations covered by the permit and shall use warning signs and safety devices which are in accordance with the current Michigan Manual of Uniform Traffic Control Devices.

In the event of a failure to comply with the terms and conditions of any permit issued in accordance with these rules or failure to obtain an appropriate permit, the Mecosta County Road Commission shall have the right to halt such activity until such time that adequate compliance is made. All costs incurred by the Board in correcting 1) a failure to comply with conditions and standards of a permit, 2) a failure to obtain a permit, or 3) defective workmanship or materials, shall be borne by the applicant (or person undertaking the activity).

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GENERAL CONDITIONS

(These Conditions apply to all permits)

Posting:

All activities involving the issuance of a permit will require the permit be posted so that it is clearly visible from the road for the duration of the project, but not less than 30 days.

Inspection:

All permit applications will include a post card that shall be returned to the Road Commission upon completion of the permitted activity (Excludes Parades). Once the Road Commission receives the card there will be an inspection and the property owner will only be contacted if there has been a violation of the permit.

Insurance Requirements:

The applicant and/or contractor shall provide liability insurance in the minimum amount of \$500,000. The Mecosta County Road Commission shall be listed as additional insured on the policy.

Site Identification:

The proposed driveway location shall be clearly identified prior to submitting the application to allow for the initial inspection. Stakes and flagging are available upon request.

Time Limitation:

All annual permits will be valid from January 1st to December 31st of the same year. All single use permits will be valid for one year from the issuance date.

Sight Distance:

If the minimum sight distance requirement cannot be met, the Mecosta County Road Commission shall place the proposed driveway in the best possible location and in the best interest of the motoring public. The Road Commission also reserves the right to limit direction of travel for entering and exiting a driveway.

Appeals:

Any disagreement with the Administrative Staff's decision can be appealed to the Board of Road Commissioners at any regularly scheduled public meeting.

RESIDENTIAL DRIVEWAYS

Definition:

All driveways for the purpose of serving the residents of one single-family dwelling, two single-family dwellings, or one two-family dwelling shall be deemed to be a residential driveway.

Design Features:

No portion of the driveway entrance within the highway right-of-way shall have a grade greater than 10% (1' vertical in 10' horizontal).

All drives shall enter perpendicular to the existing roadway.

Typical driveway design features, including geometrics, can be found in the back of this packet. The applicant shall follow these standards unless the Board of Road Commissioners or the authorized permitting agent for the Board otherwise gives approval to do so.

Drainage Requirements:

- The Board of County Road Commissioners or its agents shall determine whether or not a culvert is required and, if required, the diameter and length of the culvert. The applicant shall furnish, install and maintain the culvert so determined.
- Culverts shall be installed in line with and on the same grade as the road ditch.
- No culvert of less than 12" nor less than 30' in length diameter may be installed.
- All culverts should be corrugated metal pipe made with steel of the proper gauge corresponding to its diameter, as shown below.

<u>Diameter</u>	<u>Gauge No.</u>
12" - 24"	16
30" - 36"	14
42" - 54"	12
60" - 72"	10

- If the applicant wishes to install a culvert of material other than that above, approval must be obtained from the authorized permitting agent for the Board prior to installation.

Location:

All portions of a residential driveway, including the radii, shall be located entirely within the applicant's property lines extended at right angles to the centerline of the road. This requirement does not apply to joint driveways (see below).

No portion of a residential driveway, including the radii, shall be located closer than 75 feet to the nearest right-of-way line of an intersecting roadway.

No portion of two residential driveways serving the same property, including the radii, shall be located closer than 50 feet, measured parallel to the centerline of the road.

Number of Driveways:

One driveway is allowed for residential property, held in one piece, with frontage less than or equal to 150 feet. One additional residential driveway may be permitted where frontage exceeds 150 feet.

Two residential driveways may be permitted, in lieu of the above requirement to serve a circle driveway if the frontage of the property is 100 feet or more.

Joint Driveway:

When both property owners abutting a common property line agree, they may construct a joint residential driveway, which shall have a minimum width of 20 feet and a maximum width of 30 feet.

Driveway Surface:

Driveways fronting on a hard surface roadway should be surfaced with a material, which is equal to or better than the surface of the roadway, which it joins. At a minimum, driveways shall be surfaced with processed road gravel for a minimum distance of 10' beyond the shoulder point.

Clear Vision:

A clear vision area, as shown in Figure 1, shall be provided at all residential driveways entering onto a roadway under the jurisdiction of the Mecosta County Road Commission.

To provide for adequate vision, all obstructions must be removed within the clear vision area. Sight distance, looking each way from the driveway centerline, shall be measured from an eye height of 3.5 feet to an object 3.5 feet above the roadway centerline. The eye height of the driveway centerline should be positioned 15 feet from the edge of the traveled roadway.

The following minimum sight distances, according to the posted regulatory speed limit, are required for the clear vision area.

25 MPH - 295 ft.	45 MPH - 530 ft.
30 MPH - 355 ft.	50 MPH - 590 ft.
35 MPH - 410 ft.	55 MPH - 645 ft.
40 MPH - 470 ft.	

In the absence of a posted regulatory speed limit, 645 feet of sight distance is required.

FARM-FIELD DRIVEWAYS

Definition:

Any driveway serving cultivated fields or undeveloped land not used for industrial, commercial or residential purposes shall be designated a farm-field driveway.

Design Features:

No portion of the driveway entrance within the highway right-of-way shall have a grade greater than 10% (1' vertical in 10' horizontal).

All drives shall enter perpendicular to the existing roadway.

Typical driveway design features, including geometrics, can be found in the back of this packet. The applicant shall follow these standards unless the Board of Road Commissioners or the authorized permitting agent for the Board otherwise gives approval to do so.

Drainage Requirements:

- The Board of County Road Commissioners or its agents shall determine whether or not a culvert is required and, if required, the diameter and length of the culvert. The applicant shall furnish, install and maintain the culvert so determined.
- Culverts shall be installed in line with and on the same grade as the road ditch.
- No culvert of less than 12" diameter nor less than 40' in length may be installed.
- All culverts should be corrugated metal pipe made with steel of the proper gauge corresponding to its diameter, as shown below.

<u>Diameter</u>	<u>Gauge No.</u>
12" - 24"	16
30" - 36"	14
42" - 54"	12
60" - 72"	10

- If the applicant wishes to install a culvert of material other than that above, the applicant must obtain approval from the authorized permitting agent for the Board prior to installation

Location:

All portions of a farm-field driveway, including the radii, shall be located entirely within the applicant's property lines extended at right angles to the centerline of the road.

No portion of a farm-field driveway, including the radii, shall be located closer than 50 feet to the nearest right-of-way line of an intersecting roadway.

Number of Driveways:

One driveway is allowed for agricultural property, held in one piece, with frontage less than or equal to 150 feet. One additional farm-field driveway may be permitted where frontage exceeds 150 feet.

Driveway Surface:

All farm field driveways shall be stabilized to prevent erosion.

Clear Vision:

A clear vision area, as shown in Figure 1, shall be provided at all farm-field driveways entering onto a roadway under the jurisdiction of the Mecosta County Road Commission.

To provide for adequate vision, all obstructions must be removed within the clear vision area. Sight distance, looking each way from the driveway centerline, shall be measured from an eye height of 3.5 feet to an object 3.5 feet above the roadway centerline. The eye height at the driveway centerline should be positioned 15 feet from the edge of the traveled roadway.

The following minimum sight distances, according to the posted regulatory speed limit, are required for the clear vision area.

25 MPH - 295 ft.	45 MPH - 530 ft.
30 MPH - 355 ft.	50 MPH - 590 ft.
35 MPH - 410 ft.	55 MPH - 645 ft.
40 MPH - 470 ft.	

In the absence of a posted regulatory speed limit, 645 feet of sight distance is required.

FORESTRY PRODUCT TEMPORARY DRIVE

Definition:

All driveways providing access to a parcel of land to be used to procure forestry products shall require a Forest Product Temporary Drive. This is not required if there is an existing drive and this method is not valid if the drive will be permanent; for that, the property owner shall apply for the appropriate permit.

Design Features:

No portion of the driveway entrance within the highway right-of-way shall have a grade greater than 10% (1' vertical in 10' horizontal).

All drives shall enter perpendicular to the existing roadway.

Typical driveway design features, including geometrics, can be found in the back of this packet. The applicant shall follow these standards unless the Board of Road Commissioners or the authorized permitting agent for the Board otherwise gives approval to do so.

Drainage Requirements:

- The Board of County Road Commissioners or its agents shall determine whether or not a culvert is required and, if required, the diameter and length of the culvert. The applicant shall furnish, install and maintain the culvert so determined.
- Culverts shall be installed in line with and on the same grade as the road ditch.
- No culvert of less than 12" diameter nor less than 40' in length may be installed.
- All culverts should be corrugated metal pipe made with steel of the proper gauge corresponding to its diameter, as shown below.

<u>Diameter</u>	<u>Gauge No.</u>
12" - 24"	16
30" - 36"	14
42" - 54"	12
60" - 72"	10

- If the applicant wishes to install a culvert of material other than that above, the applicant must obtain approval from the authorized permitting agent for the Board prior to installation

Location:

All portions of a forest product driveway, including the radii, shall be located entirely within the applicant's property lines extended at right angles to the centerline of the road.

No portion of a farm-field driveway, including the radii, shall be located closer than 50 feet to the nearest right-of-way line of an intersecting roadway.

Number of Driveways:

One driveway will be allowed for use as a Forest Product Driveway.

Driveway Surface:

All forest product driveways shall be stabilized to prevent erosion.

Clear Vision:

A clear vision area, as shown in Figure 1, shall be provided at all forest product driveways entering onto a roadway under the jurisdiction of the Mecosta County Road Commission.

To provide for adequate vision, all obstructions must be removed within the clear vision area. Sight distance, looking each way from the driveway centerline, shall be measured from an eye height of 3.5 feet to an object 3.5 feet above the roadway centerline. The eye height at the driveway centerline should be positioned 15 feet from the edge of the traveled roadway.

The following minimum sight distances, according to the posted regulatory speed limit, are required for the clear vision area.

25 MPH - 295 ft.	45 MPH - 530 ft.
30 MPH - 355 ft.	50 MPH - 590 ft.
35 MPH - 410 ft.	55 MPH - 645 ft.
40 MPH - 470 ft.	

In the absence of a posted regulatory speed limit, 645 feet of sight distance is required.

Signing:

All forest products drives shall be marked with truck crossing signs that meet the current Manual of Uniform Traffic Control Devices.

***Late Fee:**

If an annual permit holder is found installing a driveway prior to submitting and receiving an approved Work Authorization card. The permit fee for the following year will be increased by \$200.00 per violation.

COMMERCIAL DRIVEWAYS

Definition:

Any driveway providing access to land, which is used for industrial, institutional or commercial purposes shall be deemed to be a commercial driveway either temporary or permanent. Determination by the Board of County Road Commissioners, as to whether or not a specific use shall be designated commercial, shall be final and binding.

Design Features:

Two (2) copies of a site plan for commercial driveway permits must accompany all applications.

No portion of the driveway entrance within the highway right-of-way shall have a grade greater than 5% (1' vertical in 20' horizontal).

All drives shall enter perpendicular to the existing roadway, with the entering and exiting radii clearly defined.

The applicant shall provide a right-turn lane and taper and/or passing lane if the Road Commission determines that such lanes are required to minimize congestion or hazard on the roadway caused by vehicles entering the applicant's driveway. Factors associated with this determination may include volumes, speeds, and vehicle type and roadway alignment.

Typical driveway design features, including geometrics, can be found in Appendix A.

The applicant shall follow these standards unless approval to do otherwise is given by the County Road Engineering Department. The Road Commission depending on roadway or site characteristics, such as volumes, speeds and vehicle types may increase design dimensions shown in Appendix A.

Drainage Requirements:

- Drainage calculations that indicate no additional storm water runoff will enter the Mecosta County Road Commission right-of-way from the development must be included on the site plan. Existing roadway drainage shall be maintained.
- Design of detention basins shall be based on a 10-year frequency design storm.
- No culvert of less than 12" diameter nor less than 30' in length may be installed.
- All culverts should be corrugated metal pipe made with steel of the proper gauge corresponding to its diameter, as shown below.

<u>Diameter</u>	<u>Gauge No.</u>
12" - 24"	16
30" - 36"	14
42" - 54"	12
60" - 72"	10

- If the applicant wishes to install a culvert of material other than that above, the applicant must obtain approval from the authorized permitting agent for the Board prior to installation

Location:

All portions of a commercial driveway, including the radii, shall be located entirely within the applicant's property lines extended at right angles to the centerline of the road. This requirement does not apply to joint driveways (see below).

A commercial driveway may be located directly opposite an existing road intersection such that left turns oppose each other and are perpendicular to the major road. However, if offset, the centerline of a commercial driveway shall be located a minimum of 300 feet from the centerline of the nearest intersecting roadway. This will hold true regardless of their orientation to each other (i.e., same side or opposing). In the event that special circumstances make this requirement unfeasible, in no case shall any portion of a commercial driveway, including the radii, be located closer than 50 feet to the nearest right-of-way line of and intersecting roadway. The Road Commission reserves the right to approve the location that is considered to be in the best interest of public safety. No portion of two commercial driveways serving the same property, including the radii, shall be located closer than 50 feet, measured parallel to the centerline of the road.

Type:

A two-way commercial driveway shall be the standard driveway approach. Two-way commercial driveways may be either divided or undivided. A two-way divided commercial driveway shall have a curbed island separating the entering and exiting movements.

A one-way commercial driveway is a special case and may be allowed depending on the site-specific characteristics. A one-way driveway includes separate entering and exiting drives and shall be designed to facilitate the desired turning movements and to discourage prohibited movements. The installation and maintenance of directional signs shall be the responsibility of the applicant and shall be shown on the site plan.

Number of Driveways:

On each roadway, one driveway is allowed for each commercial property where frontage is less than or equal to 350 feet. One additional commercial driveway may be permitted where frontage exceeds 350 feet.

Joint Driveway:

When both property owners abutting a common property line agree, they may construct a joint commercial driveway, which shall have the same design features as a two-way commercial driveway.

Driveway Surface:

All commercial driveways shall be surfaced from the edge of the traveled way to the right-of-way line with a material, which is equal to or better than the surface of the roadway, which it joins. The County Road Engineering Department shall determine whether or not a material is equal to or better than the surface of the roadway.

Parking:

The applicant will be required to prevent parking in the highway right-of-way. The Road Commission will not issue permits for commercial properties that encourage the stopping or standing of vehicles in the right-of-way or the backing of vehicles from the highway onto the sites.

Clear Vision:

A clear vision area, as shown in Figure 1, shall be provided at all commercial driveways entering onto a roadway under the jurisdiction of the Mecosta County Road Commission.

To provide for adequate vision, all obstructions must be removed within the clear vision area. Sight distance, looking each way from the driveway centerline, shall be measured from an eye height of 3.5 feet to an object 3.5 feet above the roadway centerline. The eye height at the driveway centerline should be positioned 15 feet from the edge of the traveled roadway.

The following minimum sight distances, according to the posted regulatory speed limit, are required for the clear vision area.

25 MPH - 295 ft.	45 MPH - 530 ft.
30 MPH - 355 ft.	50 MPH - 590 ft.
35 MPH - 410 ft.	55 MPH - 645 ft.
40 MPH - 470 ft.	

In the absence of a posted regulatory speed limit, 645 feet of sight distance is required.

PUBLIC AND PRIVATE ROAD APPROACHES

Definition:

A public road shall be defined as a roadway to be dedicated to the public.

A private road shall be defined as a roadway that serves more than two single-family dwellings, or one two-family dwelling and is dedicated to the use of the property owner(s).

Design Features:

All applications for a public or private road approach permit must be accompanied by two (2) copies of a site plan. Included on the site plan shall be the name(s) of proposed public or private road(s).

No portion of a public or private road approach within the highway right-of-way shall have a grade greater than 5% (1' vertical in 20' horizontal).

All public or private road approaches shall enter perpendicular to the existing roadway. The applicant shall provide a right-turn lane and taper and/or passing lane if the Road Commission determines that such lanes are required to minimize congestion or hazard on the roadway caused by vehicles entering the applicants public or private road approach. Factors associated with this determination may include volumes, speeds, vehicle type and roadway alignment.

Typical design features for public and private road approaches, including geometrics, can be found at the end of this booklet. The applicant shall follow these standards unless approval to do otherwise is given by the County Road Engineering Department. The Road Commission depending on roadway or site characteristics, such as volumes, speeds and vehicle types, may increase design dimensions shown in Appendix A.

Other standards for public roads are found in Road Standards - Policies and Guidelines.

Drainage Requirements:

- Drainage calculations that indicate no additional storm water runoff will enter the Mecosta County Road Commission right-of-way from the development must be included on the site plan. Existing roadway drainage shall be maintained.
- Design of detention basins shall be based on a 10-year frequency design storm.
- No culvert less than 12" diameter or less than 40' in length may be installed.
- All culverts should be corrugated metal pipe made with steel of the proper gauge corresponding to its diameter, as shown below.

<u>Diameter</u>	<u>Gauge No.</u>
12" - 24"	16
30" - 36"	14
42" - 54"	12
60" - 72"	10

- If the applicant wishes to install a culvert of material other than that above, the applicant must obtain approval from the authorized permitting agent for the Board prior to installation

Location:

A public or private road approach may be located directly opposite an existing road intersection such that left turns oppose each other and are perpendicular to the major road. However, if offset, the centerline of a public or private road approach shall be located a minimum of 250 feet from the centerline of the nearest intersecting roadway. This will hold true regardless of their orientation to one another (i.e., same side or opposing).

Approach Surface:

All private road approaches shall be surfaced from the edge of the traveled way to the right-of-way line with a material, which is equal to or better than the surface of the roadway, which it joins. The County Road Engineering Department shall determine whether or not a material is equal to or better than the surface of the roadway. Construction standards for public roads are contained in Road Standards – Policies and Guidelines.

Clear Vision:

A clear vision area as shown in Figure 1, shall be provided at all public and private road approaches entering onto a roadway under the jurisdiction of the Mecosta County Road Commission.

To provide for adequate vision, all obstructions must be removed within the clear vision area. Sight distance, looking each way from the centerline of the public or private road approach, shall be measured from an eye height of 3.5 feet to an object 3.5 feet above the existing roadway centerline. The eye height at the public or private road approach centerline should be positioned 15 feet from the edge of the traveled roadway.

The following sight distances, according to the posted regulatory speed limit, are required for the clear vision area. Those values listed as standard represent the minimum requirements for sight distance where existing roadway and site characteristics allow. A permit will not be issued where the minimum allowable sight distance, based on speed conditions, cannot be achieved.

Required Sight Distance (feet)

<u>Speed Limit (mph)</u>	<u>Minimum Allowable</u>
30 or below	355
35	410
40	470
45	530
50	590
55	645

In the absence of a posted regulatory speed limit, 645 feet of sight distance is required.

RECREATIONAL (CELEBRATIONS AND FESTIVALS) DRIVEWAYS

General:

A driveway permit for the temporary access of a roadway under the jurisdiction of the Mecosta County Road Commission for the purpose of a celebration or festival may be issued by the Road Commission only to the governing body of the city, village or township. This requirement shall hold true whether the applicant wishes to utilize an existing driveway or construct a temporary driveway.

Advance Notice:

Application for the driveway permit must be made at least 30 days prior to the event, to provide the Road Commission ample time to review the event with the governing city, village or township.

Location:

The applicant shall provide, at the time of the request, a sketch showing the property layout and location of the desired access point(s).

Design Features:

Any and all driveway design features will be reviewed by the Road Commission on an individual basis, due to the variable nature of the event.

ROAD CLOSURES FOR PARADES, CELEBRATIONS AND FESTIVALS

General:

A permit granting permission for the temporary closure of a road for a reasonable length of time for a parade, celebration, festival or any other purpose may be issued by the Road Commission only to the governing body of a city, village or township.

Advance Notice:

Application for the permit must be made at least 30 days prior to the event, to provide the Road Commission ample time to review the event with the governing city, village or township.

Application Provisions:

The application, supplied by the Road Commission, shall state the nature of the activity, the proposed dates and times to close and reopen the roadway to traffic and such other information that the Road Commission may require. The reasonable period of time shall be approved by the Road Commission. The application shall also be accompanied by a copy of a resolution from the city, village or township requesting permission for the closure or partial closure.

A permit shall be issued subject to the following conditions:

- The closure or partial closure and the use of a detour route shall not unduly interfere with the safe and free movement of traffic.
- A suitable alternate location is not available for the parade, celebration or festival, which is more acceptable for traffic safety and causes less interruption of traffic.
- A closure or partial closure normally shall be allowed only during daylight hours. When temporary nighttime closure is permitted, points of potential hazard, barricades and warning signs shall be lighted at the applicant's expense. The lighting shall be in accordance with requirements and specifications of the Road Commission

Traffic Control Devices:

Traffic control devices installed in conjunction with the closure or partial closure and the detour route shall conform to the provisions of the Michigan Manual of Uniform Traffic Control Devices.

Required traffic control devices may be furnished and installed either by the local governing body or by the Road Commission. Costs arising from the installation, maintenance and removal of such devices shall be borne by the applicant.

The local governing body shall provide necessary police and fire supervision.

BANNER PERMITS

General:

A permit for the installation of banners to be placed within or over a road right-of-way under the jurisdiction of the Road Commission may be issued only to the governing body of a city, village or township.

Advance Notice:

Application for the permit must be made at least 30 days prior to the anticipated placement of the banner, to provide the Road Commission ample time to review the requirements with the governing city, village or township.

Application Provisions:

An application for the permit, provided by the Road Commission, for the installation of a banner shall include the following as a minimum:

- Activity in connection with which the banners are to be placed.
- Location of the proposed installation including distance to overhead traffic control devices.
- Description of the banner, including any legend or symbol thereon.
- Height of an overhead banner at its lowest point above the pavement.
- Date on which the banner will be installed and removed. The period shall not exceed a time period specified by the Road Commission.

Also, a copy of a resolution shall accompany the application from the city, village or township requesting permission for a banner.

Design and Placement:

The design, method of installation and location of banners shall not endanger persons using the roadway or unduly interfere with the free movement of traffic.

An overhead banner shall have a minimum bottom height of 18 feet above the roadway, shall not be placed closer than 100 feet on either side of traffic signals, and shall not be placed so as to obstruct a clear view of traffic signals or other traffic control devices.

Contents of Banners:

A banner shall not have displayed thereon any legend or symbol, which may be construed to advertise, promote the sale of or publicize any merchandise or commodity, or to be political in nature.

A banner shall not have displayed thereon any legend or symbol, which is or purports to be an imitation of or resembles, or which may be mistaken for, a traffic control device, or which attempts to direct the movement of traffic.

Decorations shall not include flashing lights or any other type of lights that may be distracting to motorists.

Cancellation of Permits:

A permit for the installation of a banner may be cancelled by the Road Commission if the installation becomes dangerous to motorists or unduly interferes with the free movement of traffic.

VARIANCE IN STANDARDS

A variance may be allowed by the Board only in cases involving practical difficulties or unnecessary hardship, when the record to the Board supports the following affirmative findings:

1. That the alleged hardship or practical difficulties, or both, are exceptional and peculiar to the property.
2. That the alleged hardship or practical difficulties, or both, which would result from a failure to grant the variance, include substantially more than inconvenience or inability to attain a higher financial return, or both.
3. That allowing the variance will result in substantial justice being done, considering the public benefits and the individual hardships that will be suffered by a failure of the Board to grant a variance.
4. That the condition and circumstances, which are the bases of the variance request, shall not be self-imposed.

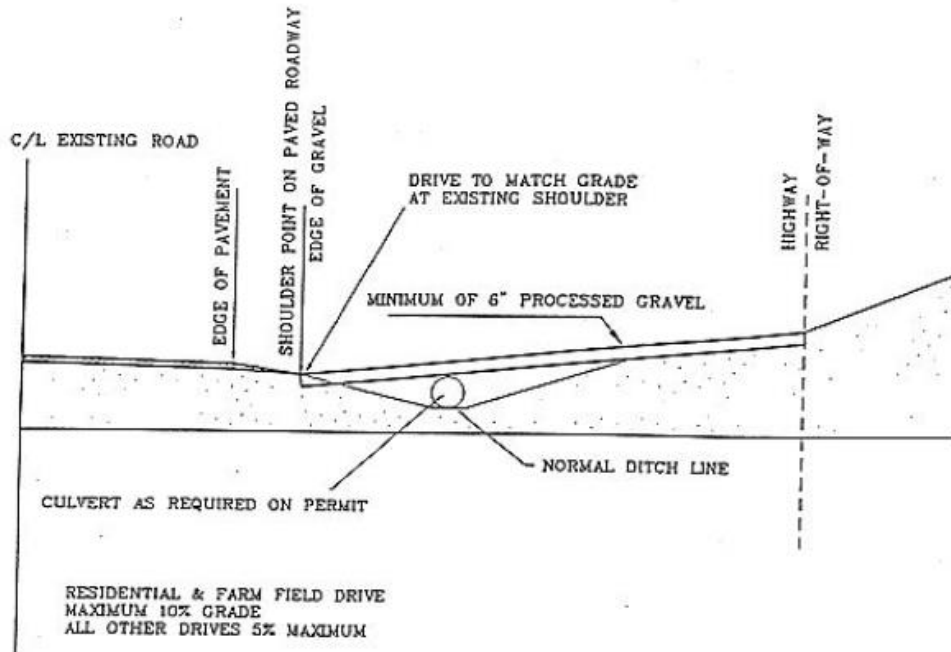
If a variance has been granted, and the construction authorized with the variance has not been commenced within one year from the date of its approval, the grant of the variance shall be automatically withdrawn.

VALIDITY

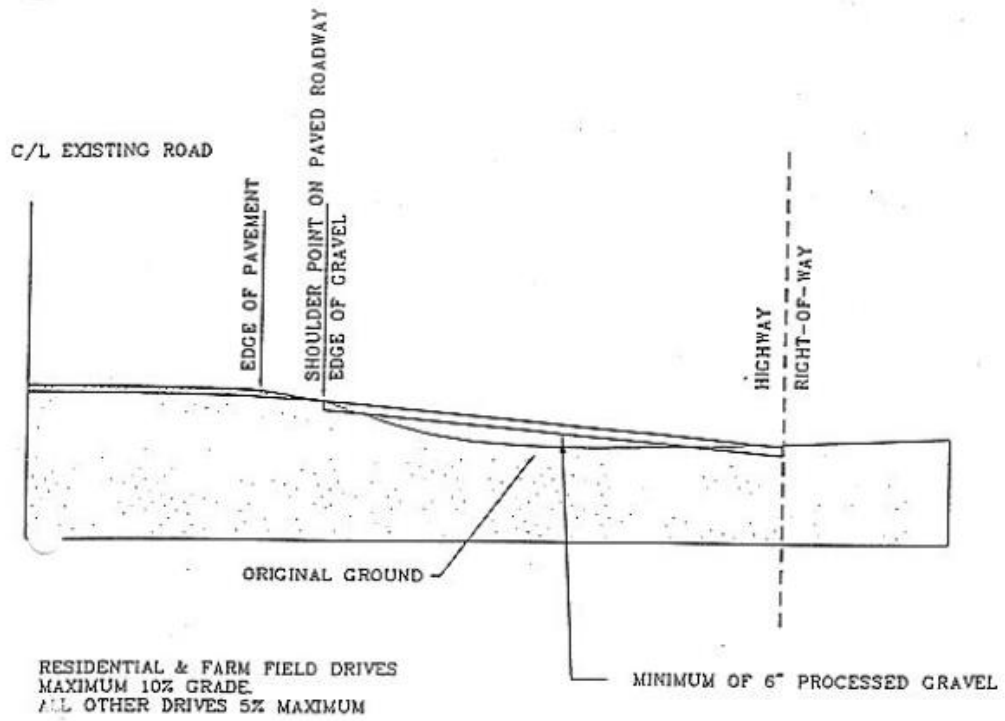
Each section, subsection, provision, requirement, regulation or restriction established by these rules for driveway permits or any amendments or additions thereto, is hereby declared to be independent, and the holding of any part to be unconstitutional, invalid or ineffective for any cause shall not affect nor render invalid the resolution or amendments or additions thereto as a whole or any other part thereof, except as to the particular part so declared to be invalid.

Adopted the 10th day of October 2006.

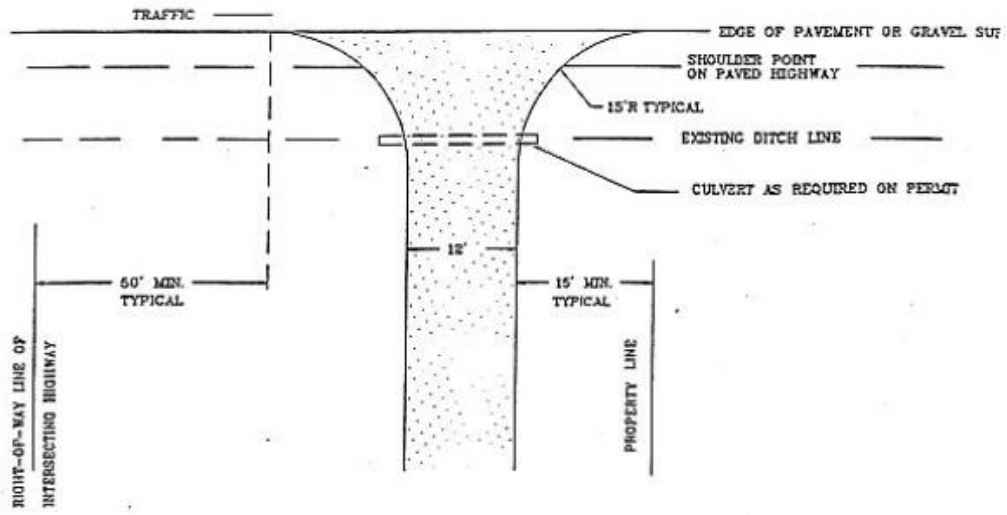
DRIVEWAY IN CUT SECTION



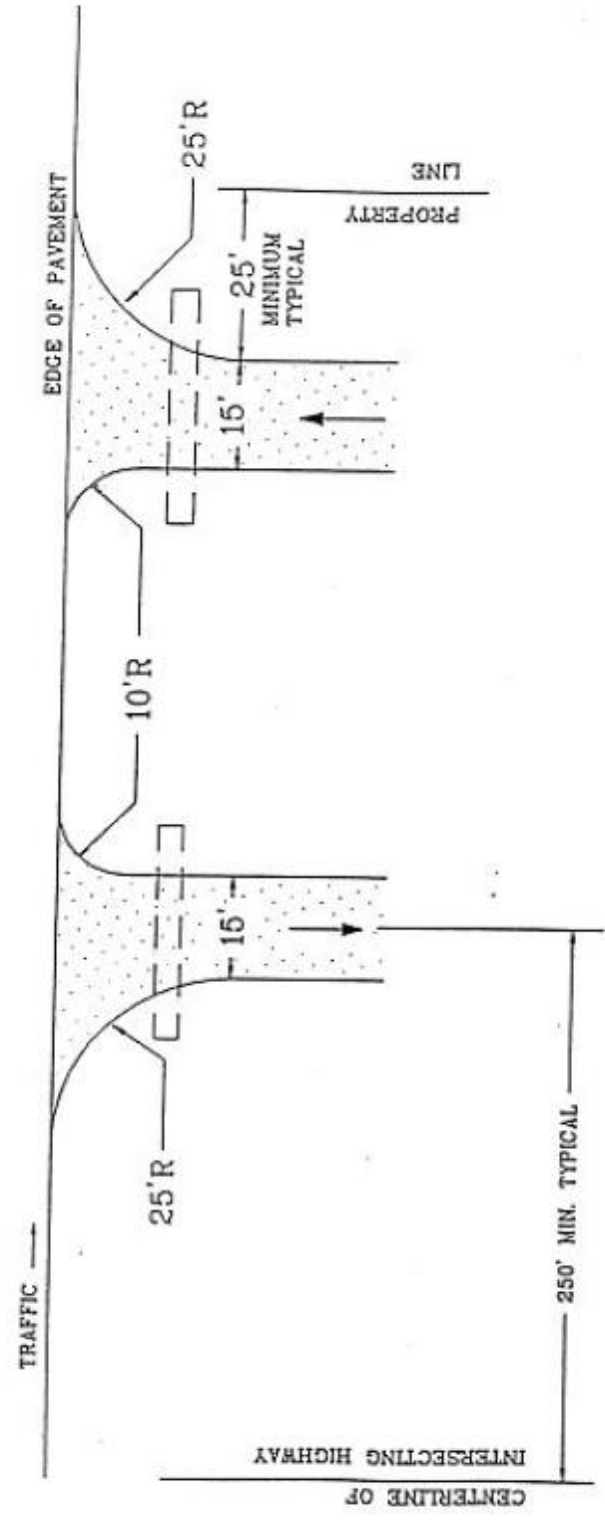
DRIVEWAY IN FILL SECTION



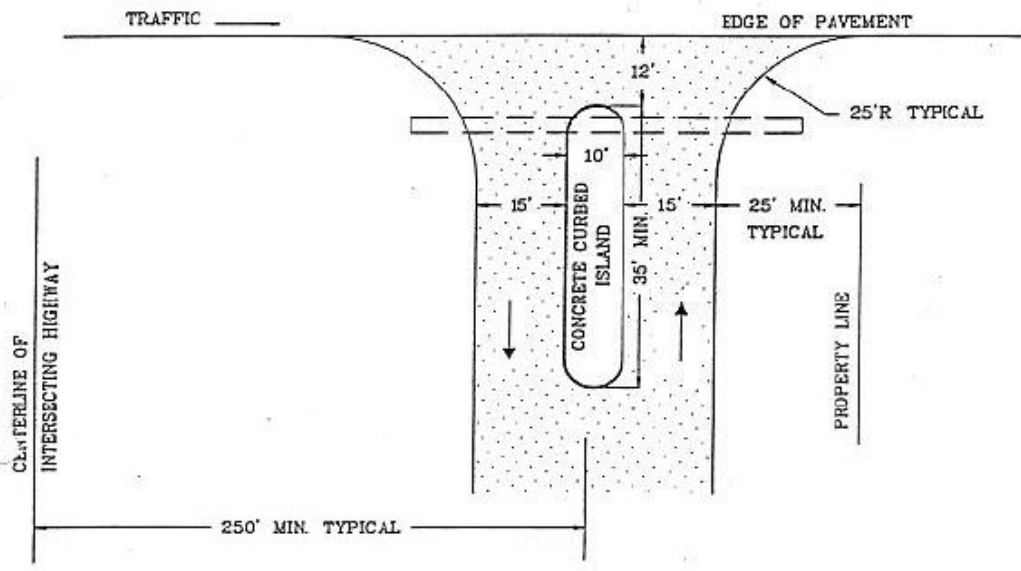
RESIDENTIAL DRIVEWAYS
FARM FIELD DRIVEWAYS



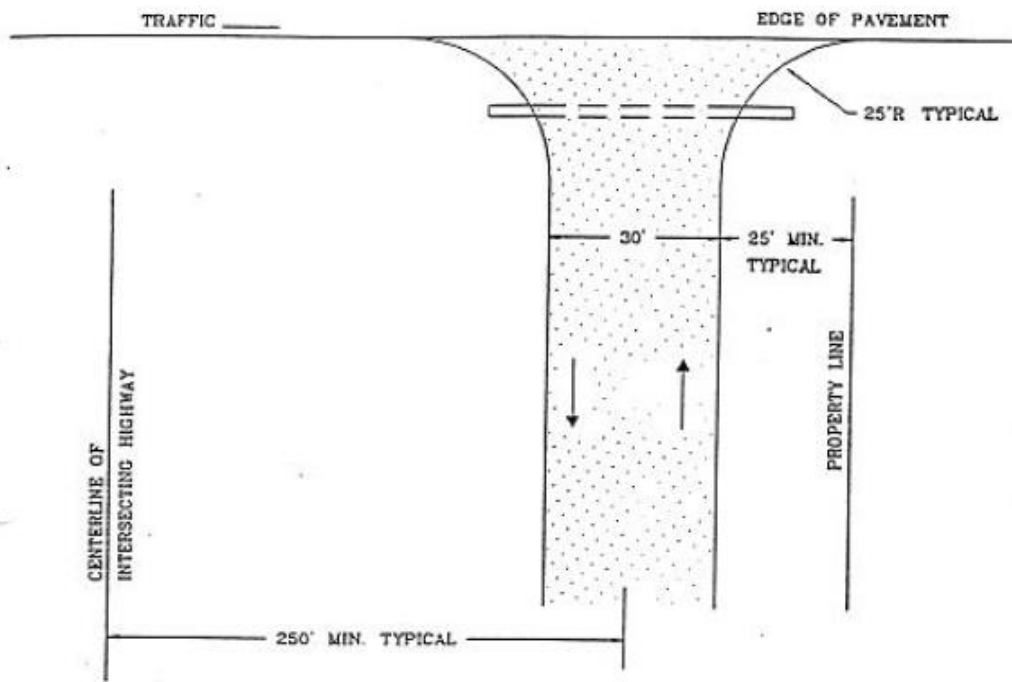
ONE-WAY COMMERCIAL DRIVEWAY



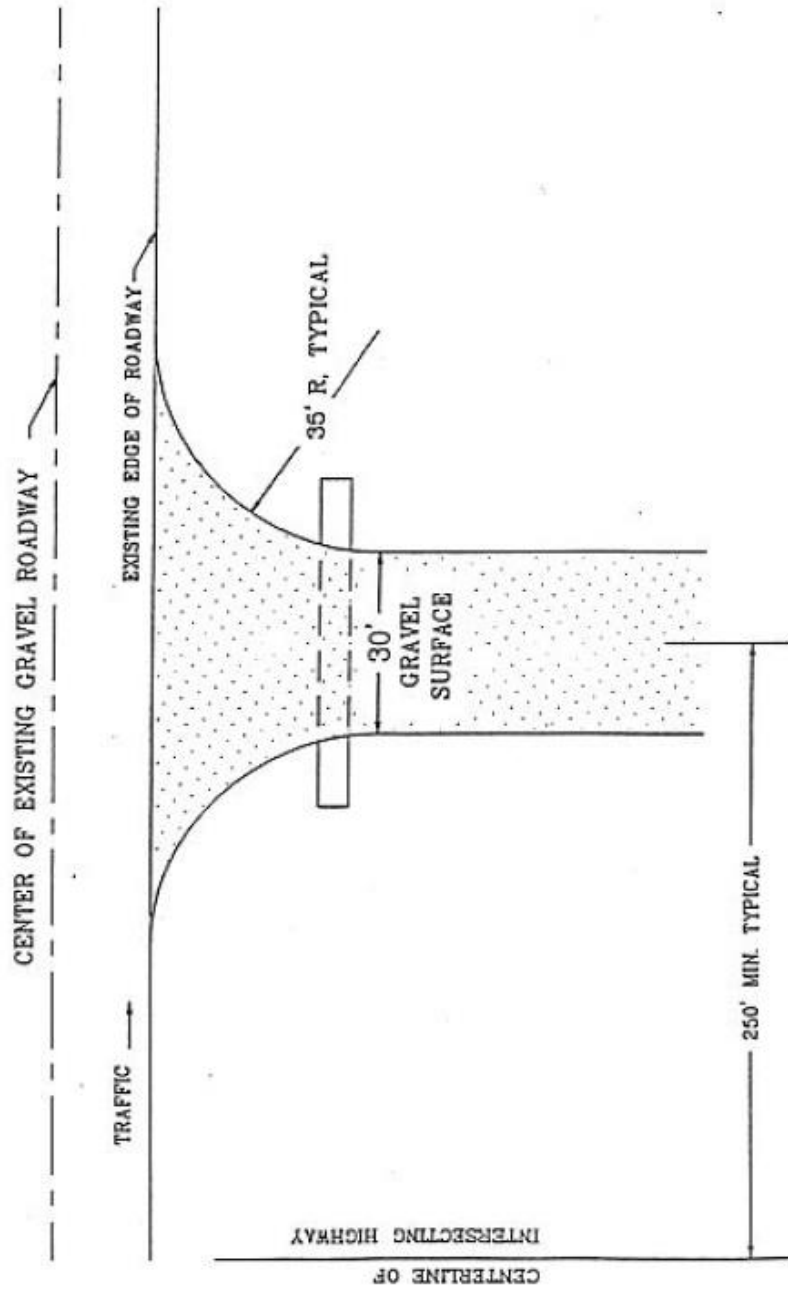
TWO-WAY DIVIDED COMMERCIAL DRIVEWAY



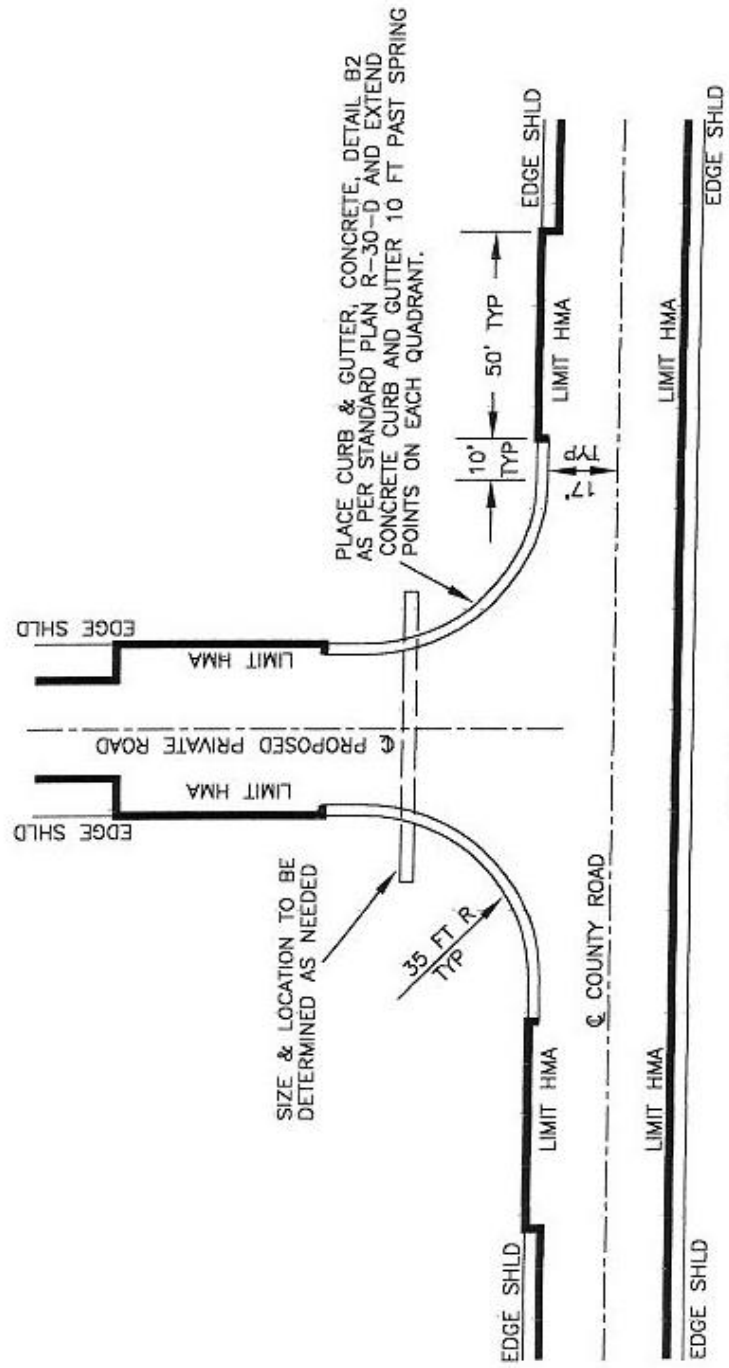
TWO-WAY COMMERCIAL DRIVEWAY



PRIVATE ROAD ENTRANCE GRAVEL APPROACH



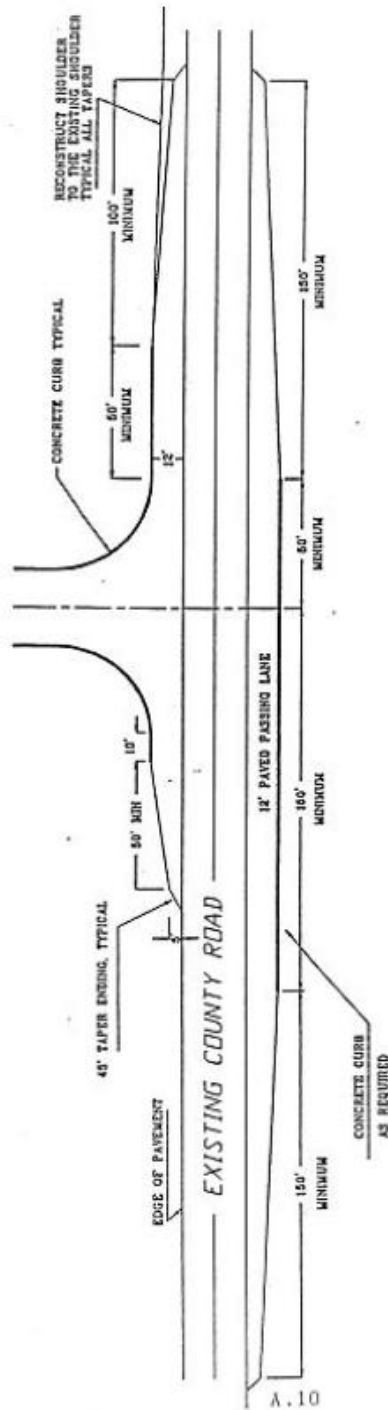
PRIVATE ROAD ENTRANCE PAVED APPROACH



NOT TO SCALE

PASSING LANE AND RIGHT-TURN LANE

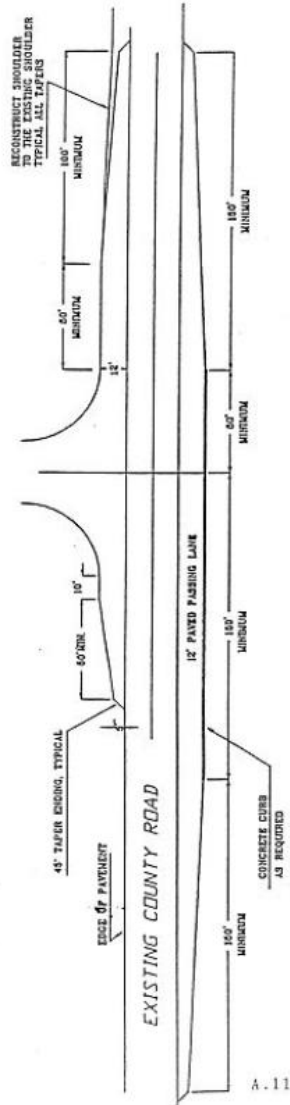
CONCRETE CURB AND GUTTER APPROACH



NOTE: PROVIDE FOR EXISTING ROADSIDE DRAINAGE

PASSING LANE AND RIGHT-TURN LANE

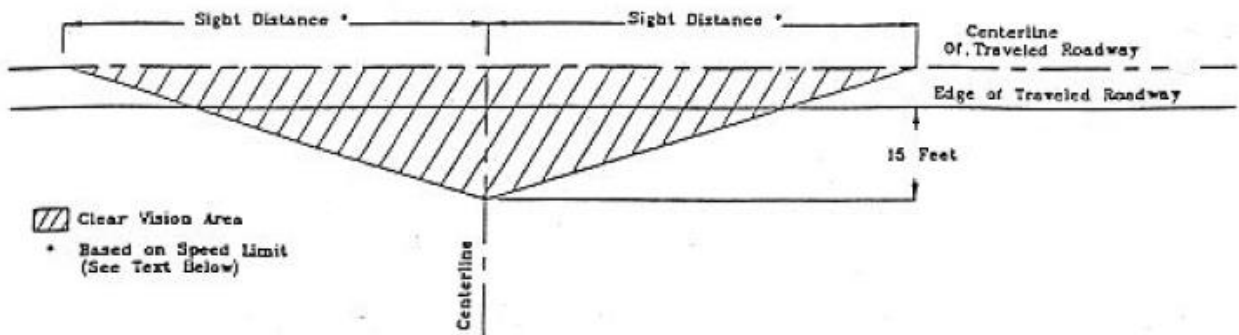
OPEN DITCH SECTION APPROACH



NOTE: PROVIDE FOR EXISTING ROADSIDE BRANDBLANK

CLEAR VISION STANDARDS

(Figure 1)



PERMIT FEE SCHEDULE

RESIDENTIAL DRIVEWAY	\$30.00
FARM-FIELD DRIVEWAY	\$15.00
ANNUAL FOREST PRODUCTS PERMIT	\$100.00*
COMMERCIAL DRIVEWAY	
First Approach	
Parking spaces: <10	\$200.00
Parking spaces: 10-50	\$300.00
Parking spaces: >50	\$400.00
Each Additional Approach.....	1/2 Initial Fee
INTERSECTING ROAD ENTRANCE (Cost per Entrance)	
Number of Lots: <10.....	\$200.00
Number of Lots: 10-50.....	\$300.00
Number of Lots: >50.....	\$400.00
PARADES, BANNERS & GOVERNMENT AGENCY PERMITS	NO CHARGE

NOTES:

- If the driveway is an existing drive given a hard surface treatment or upgrade the permit fee will be reduced by one-half. (Excludes Commercial and Road Entrance Permits)
- If work has begun prior to approval of the permit, the permit fee will be doubled.
- One permit fee will be charged for residential driveways if they are located on the same property.
- Multiple farm-field driveways will be covered under the same permit fee if the driveways are on adjacent or adjoining lands as long as the applicant has the property leased for agricultural purposes.
- Commercial driveways with less than a 10' median will be treated as one driveway.
- All permit fees shall be paid by check or money order made payable to:
Mecosta County Road Commission

*-See Page 8