

Sec. 523. Private roads.

1. ~~Reference CODE OF ORDINANCES, Chapter 22 PRIVATE ROADS for private road regulations. Except as specifically provided for elsewhere in this ordinance, all private streets or roads within Vienna Township shall be subject to the following conditions and standards:~~
 - A. ~~The private road must be in conjunction with a legal condominium development, a Planned Unit Development, Planned Development Project, approved Site Plan, or other related development approval.~~
 - B. ~~The site plan shall provide an easement 66 feet in width. Such easement shall give access from a public street to all parcels resulting from the proposed division not having street frontage. Such easements shall be established for the joint use of owners of all abutting and adjacent parcels of the resulting easement for ingress, egress, roadway maintenance, and also for occupation by private and publicly owned utilities serving such abutting or adjacent parcels.~~
 - C. ~~Each parcel resulting from the proposed division shall have a net area, exclusive of any area occupied by the ingress/egress easement required above, not less than that required for a single lot in the particular zoning district.~~
 - D. ~~All private roads shall be improved to the Genesee County Road Commission standards for a public street. Professional certification shall be provided of the proposed construction plans to ensure compliance with county standards prior action on the proposed private road by the township board.~~
 - E. ~~Any construction taking place in the private road easement including but not limited to utility and driveway construction shall be constructed to meet Genesee County Road Commission Standards. Professional certification shall be provided for the proposed construction to ensure compliance with county standards prior to permitting by the Building Department.~~
 - F. ~~The Vienna Township Planning Commission shall review the site plan and grant or deny approval.~~
 - G. ~~The property owners shall be required to ensure that the proposed private road will be maintained in a manner that permits access by public safety and protection vehicles at all times; that all conditions of the agreement be maintained in perpetuity; and that such an agreement be submitted to and approved by the township board prior to action on the proposed private road. Such agreement must be recorded and made part of the public record.~~
 - H. ~~Construction of the private road must be completed in accordance with construction drawings approved. No building permit shall be issued prior to final inspection and professional approval of the private road. All review and inspection fees incurred by the Township shall be reimbursed to Vienna Township prior to the issuance of any building permit.~~