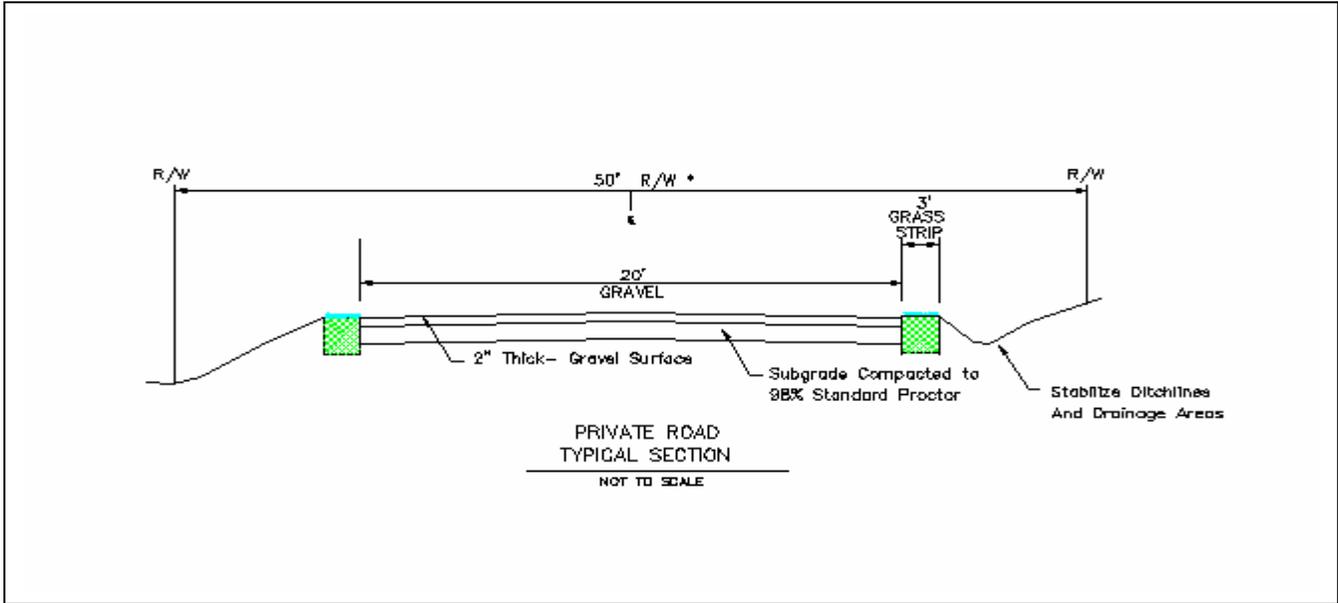


## **BRADLEY COUNTY PRIVATE ROAD STANDARDS**

Private Roads under this Article shall be defined as any road access serving two or more owners whereby the access shall be a non-exclusive and perpetual easement for the benefit of those being served by it. (The easement/access can be terminated only by all parties in interest unless subsequently accepted by the governmental authorities as a public road.) A private road shall be jointly owned by **(1)** the property owners utilizing the road or **(2)** a property owner's association.

All Private Roads must meet the following standards:

- A.** The final subdivision plat must indicate that the easement, or right-of-way is for a "private road."
- B.** The private road shall be open to public safety vehicle access and utility vehicle access.
- C.** Easements or rights-of-way used for access shall be further defined and described by notes added to the plat which set forth the limits of public liability and responsibility to properties and citizens which are served by such accessways. These notations shall include, but shall not be limited to the following:
  - 1.** The permanent access easement is to be privately maintained by the owners and not by the Government of Bradley County.
  - 2.** The owners are responsible for providing for all required utilities and services to the public road. The Government of Bradley County is not responsible for providing services beyond the limits of the public road.
- D.** For subdivisions which have private roads upon which more than six lots have access, the private roads and their easements or rights-of-way shall meet the widths and the same construction requirements specified for roads which are to be publicly-maintained (See Bradley County Subdivision Regulations Article 6).
- E.** For subdivisions that have private roads upon which six or less lots exclusively have access, the private roads and their easements or rights-of-way shall meet the construction requirements on page 2.
- F.** All road requirements shall be completed and approved by the County Engineer prior to signing of the subdivision plat by the Secretary of the Bradley County Regional Planning Commission.
- G.** Private roads shall have signs that must have a minimum of six (6) inch high white blades with black reflective letters. The name of the road must be approved through the Bradley County Planning Office to prevent duplicated road names.
- H.** Previous divisions from the parent tract that about the private road will be counted as lots toward the requirements in this Article.



1. UTILITIES. All required utilities must be installed prior to completion and testing of subgrade (See Bradley County Subdivision Regulations Article 6).
2. SUBGRADE. The subgrade must be minimum of 20 feet wide. The subgrade compaction must meet a 98% standard Proctor. The owner/developer shall furnish compaction tests by a certified laboratory at their own expense. The County Engineer will maintain a list of certified laboratories.
3. ROW WIDTH. For roads of less than 1,000 feet in length, a 40-foot minimum easement or right-of-way width is required. For roads of more than 1,000 feet in length, a 50-foot minimum easement or right-of-way width is required.
4. ROAD SURFACE. The road surface shall be a minimum of two inches of crusher run gravel and the road surface shall have a minimum width of 20 feet.
5. DRAINAGE. Drainage facilities determined by a surveyor or engineer shall be adequate to handle a flood of a 25-year frequency.
6. GRADE. The maximum road grade shall be fifteen (15) percent.
7. TURNAROUND. For cul-de-sacs, a minimum of a "Y" turn-around shall be required as shown in the drawing below.

