

POLICY NO. 12 (CONCERNING ACCEPTANCE OF SUBDIVISION ROADS FOR MAINTENANCE AND PAYMENT BY THE COUNTY)

The developers will be required to submit a preliminary plot showing the location of right of way, the roads, curves, and grades of roads, and length and diameter (or drainage opening) of all drainage structures. Also, a legal description of subdivision. This information shall be submitted to the St. Clair County Engineering Department prior to beginning construction of the roads. Upon review and approval, County Engineer will issue a letter to the Developer.

The Developer will submit a plot plan to the E911 director for verifying road names.

Shown below are the Specifications roads must be built to in order to be accepted by the St. Clair County Commission.

Right of way easement shall be 60' on all roads.

All Dead End roads must have a cherted or based 80' diameter Cul de Sac. Right of Way in Cul de Sac area will be 100 feet.

Roadway width shall be 28' from shoulder to shoulder (see attached sketch).

The base shall be minimum of 9" compacted Chert (12" loose layer) or other approved base.

Drainage. All pipe sizes and locations for cross drains (including drainage area for each pipe) shall be submitted to the County Engineering prior to installation. Any bridge structure required must meet current standards for width and load capacity and be approved by County Engineering Department before construction.

Pavement. There will be a minimum of 20' width pavement. The pavement will consist of tar and gravel surface treatment or as approved by Engineering Department.

The grade of the road shall not exceed 12%, and all degrees of curvature will be applicable for a minimum design speed of 40mph. Where grades exceed 8%, the ditch lines will have rip-rap, jute mesh, or other measures, approved by County Engineer, to prevent washing of the dirt.

The Engineering Department will be notified and must approve the placement of the base course. Also, either certified density reports, coring records, and/or proof rolling will be required.

If a water source is available, a minimum 6" water line and fireplugs will be installed to assure that each lot is within the proper fire ISO requirements.

Fences shall be located off Right of Way line. A clear zone of 10 feet will be maintained from edge of pavement over cross pipes or culverts, including a minimum of 100 feet each side of structure.

Further, the St. Clair County Commission will accept said roads for maintenance and County will place double surface tar and gravel pavement upon receipt of pavement for cost of materials. The paving of subdivision roads will be coordinated with other County paving schedules when equipment and labor are not needed in other areas of County.

If the Developer elects to not build the roads to County standards, before the County Engineer or his representative can sign the plat for recording, the following statement must be placed on the plat and all deeds.

The access road or roads serving this subdivision will not be maintained by St. Clair County until such time as the construction meets county road construction standards and is accepted for maintenance by the St. Clair County Commission. The cost of preparation and maintenance of this road is the responsibility of the Developer and/or land owners adjoining said road.

If the subdivision is located in the jurisdiction of the County, and the roads are to be County maintained, the roads must be constructed to meet existing specifications prior to the plat being signed by the County Engineer for recording.

The back slopes and front slopes shall be grassed prior to acceptance by County.