

LAKE COUNTY ROAD COMMISSION

POLICY # 1017: PLAT DEVELOPMENT

STATEMENT OF POLICY:

STANDARDS AND SPECIFICATIONS

For

PLAT DEVELOPMENT

And

STREET CONSTRUCTION

In accordance with

Act No. 288 - Public Acts of 1967

Revised February 01, 1979

By

LAKE COUNTY ROAD COMMISSION

BALDWIN, MICHIGAN

REQUIREMENTS FOR NEW PLATS

- 1.** All platted streets whether public or private shall be built to the following minimum standards.
- 2.** New platted streets shall have a minimum right of way of 66 feet. Minimum right of way for existing streets, primary roads and local roads shall be 66 feet.
- 3.** Greater widths of right of way may be required by the Board of County Road Commissioners when considered necessary.
- 4.** Section Line and One-Quarter Line roads shall be centered on these lines unless the Board of County Road Commissioners approves an exception.
- 5.** When walkways are required to provide access to lakes, streams or for any other purpose, such walkways shall be shown as walkway and shall not be more than six (6) feet in width.
- 6.** The street layout shall fit the pattern established by adjacent roads and streets. All existing roads and streets that terminate at the boundaries must be connected with the street system of the proposed plat. The layout of streets in the proposed plat shall provide a continuous circuit for travel except, when in the opinion of the Board of County Road Commissioners the lands to be subdivided are limited in area or are subject to a natural barrier. In such cases, a dedication that provides access to a public road or street at one end only will be acceptable if a cul-de-sac of 70-foot radius (see attached detail) is provided at the terminus of street to permit turning in a continuous circuit or by some other means approved by the Board. Cul-de-sac streets more than 800 feet long are undesirable. Intersections will not be permitted less than 250 feet apart. Adequate traffic safety shall be provided as approved by the County Engineer in laying out drives and streets in the plat, which connect with existing county roads.
- 7.** All streets, which are extensions of, or in line with existing streets, must carry the names of those in existence. A street name will not be adopted which may be confused with a similarly named street within the county. Other streets shall be given such names as the owner may choose, subject to the approval of the Board of County Road Commissioners. State Trunkline Highways shall be identified by name and route number.
- 8.** The Proprietor shall furnish and erect street name signs at all intersections within the subdivision and entrances thereto. The design shall be similar to road name signs currently purchased for use on existing county roads. Signs marked "Private Roads" shall be erected and maintained by the proprietor at the entrances to all private roads and streets in the subdivision. Traffic control signs shall be placed by the proprietor at all locations designated by the County Engineer or by the Board.
- 9.** Lot lines shall be as near right angles to the street as possible.
- 10.** The Proprietor must improve all streets within the plat to the boundaries of the plat. The exclusion from the plat of streets that provide access to future plats will not be permitted.

11. The Proprietor shall employ a Registered Civil Engineer or a Registered Land Surveyor to make complete surveys and plans and provide engineering service during construction on all streets.

12. Plats isolating lands from existing public roads or streets will not be permitted. Suitable access shall be granted by easement or dedicated to public use.

GENERAL SPECIFICATIONS FOR PUBLIC STREETS AND ROADS

- 1.** Street design shall meet the requirements of the Lake County Road Commission. Materials and construction methods and operations shall comply with the Michigan Department of Transportation's current Standard Specifications for Road and Bridge Construction.
- 2.** All trees, brush and stumps shall be completely removed from the entire right of way.
- 3.** All topsoil shall be removed from the roadway and stockpiled before any surfacing material is placed. The stockpiled topsoil shall be used for top dressing the surface of cut and fill sections as required.
- 4.** Any material found in the grading area such as peat, mulch, clay, or other unsuitable material that will affect the finished roadway shall be removed and replaced with suitable granular material as directed and approved by the engineer.
- 5.** Street grades shall be a minimum of 0.04 percent and a maximum of 7.00 percent, with vertical curves at all changes in grade, with 300-foot non-passing sight distance.
- 6.** All driveways in the subdivision shall be constructed prior to final approval unless otherwise authorized by the Lake County Road Commission.
- 7.** The streets shall be graded as shown in Illustration No. 1.
 - a.** Gravel applied to streets and roads shall consist of two compacted three (3) inch courses.
 - b.** Trenching will be required prior to placing gravel on roadbed.
 - c.** The base course shall be 24 feet wide and may be of bank-run gravel 100 percent of which passes a 2-inch screen.
 - d.** The surface course shall be 24 feet wide and constructed of 22A material meeting the current Michigan Department of Transportation standard specifications.
- 8.** Rights of way shall be provided for all drainage courses in and across the property to be platted. The location and width shall be shown on the plat and marked "Drainage Easement". The plat dedication shall include the following statement: "A private easement over the (description of same) is hereby granted to the Lake County Road Commission of the County of Lake, its successors and assigns, for the passage of surface water, and no permanent structures except drainage structures are to be erected with said easement".
- 9.** Where excess runoff or surface waters, caused by the new plat development, may give adjacent property owners cause to claim damages, the developer of said new plat shall provide the Lake County Road Commission with an easement from said property owners and shall install a satisfactory drainage system in said easement to eliminate the problem of surface water runoff.

10. Where a culvert is required to carry a drainage course across a street, the minimum diameter shall be 15 inches with a minimum length of 40 feet plus the length required for side slopes.

11. Provide and install drainage structures adequate for proper road drainage where required. This includes the installation of culverts under driveways where the drainage requires the elimination of any impounding of water that could be an erosion problem. Minimum diameter of driveway culverts is to be 12 inches unless otherwise directed and approved by the Lake County Road Commission. The minimum length of a driveway culvert is to be 20 feet plus the length required for end slopes, the end slopes being one on four.

GENERAL SPECIFICATIONS FOR PRIVATE STREETS AND ROADS

1. All trees, stumps and brush shall be entirely removed a minimum width of 40 feet, centered on a 66 foot right of way.
2. Earth grade, shoulder to shoulder, shall be a minimum width of 30 feet with 5 feet wide shallow ditches.
3. Gravel width on grade shall be 20 feet (minimum width) and 3-inch depth compacted. Material may be bank-run gravel with 100 percent passing a 2-inch screen.
4. All other requirements shall be the same as for public streets.

PROCEDURES FOR APPROVAL OF NEW PLATS

1. The proprietor shall prepare and submit 3 copies of a preliminary layout to the Engineer or the Chairman of the Lake County Road Commission, showing the proposed plat drawn to any convenient scale of not more than 200 feet to 1 inch. A location sketch (not smaller than 1-inch equals 1,000 feet) on the same sheet shall show the plat with reference to the Section, part of Section and Township in which the parcel is situated. It shall show the proposed street layout, lot and parcel dimensions, topography with not more than a 5-foot contour interval, and governing factors such as adjoining subdivisions, rivers, railroads, cemeteries, parks, natural water courses, drains or any other features, the location or knowledge of its existence might influence the layout of the plat. The maximum size of the submitted preliminary print shall be 24 inches by 36 inches; therefore, the preliminary plat submission will consist of one or more prints.
2. If all requirements have been met, the proposed plat will be given "Tentative Approval", and one copy will be returned to the proprietor within 30 days of receipt of the preliminary plat noting its approval or rejection. If rejected, the reasons for rejection and requirements for approval shall be given the proprietor in writing. Two copies shall be for the Road Commission files.
3. When all streets and drainage structures have been constructed, drainage easements provided, and all other platting requirements have been met, the Lake County Road Commission will sign the plat.

BONDING

- 1.** If the proprietor of the plat wishes to record a plat after the approval of the preliminary layout, street and drainage plans, but before the construction of the streets and drainage is completed, he may obtain the required approval of the Lake County Road Commission by signing an agreement and posting a cash bond, a certified check, an irrevocable bank letter of credit, whichever the proprietor selects, or a surety bond acceptable to the Commission, in the amount sufficient to insure completion of the construction. The agreement and financial arrangement shall remain in effect for two years after completion of all public streets and drainage systems so that if an erosion problem develops it can be corrected by the Lake County Road Commission and at no cost to the Lake County Road Commission.
- 2.** The proprietor shall furnish the Lake County Road Commission with receipts showing payment in full of the prime contractor and all sub-contracts that were employed in the construction of the streets, roads, and drains.
- 3.** If at the end of eighteen months of construction of streets, roads and drainage, and drainage structures are not started or progressing at a satisfactory rate, the Lake County Road Commission reserves the right to order the construction of completion of said streets, roads and drainage, and drainage structures. The cost of this construction shall be borne by the posted bond or its equivalent.

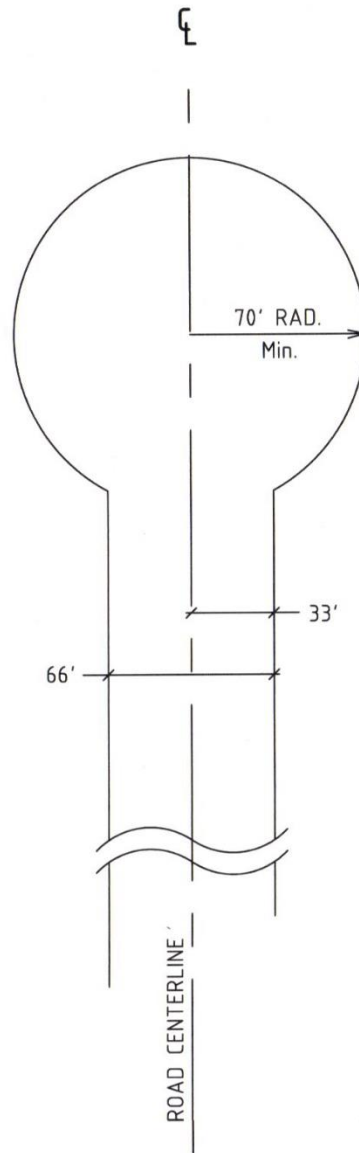
ACCEPTANCE INTO THE COUNTY ROAD SYSTEM

- 1.** All roads, streets or drainage structures constructed prior to their submission to the Lake County Road Commission for acceptance into the County Road System must be inspected by the Commission and must meet minimum standards and requirements as herein stated.

SEVERABILITY CLAUSE

- 1.** If any part of these standards and specifications shall be found to be invalid, such invalidity shall not affect the remaining portions of the standards or specifications which can be given effect without the invalid portion, and to this end the standards and specifications are declared to be severable.

LAKE COUNTY ROAD COMMISSION



CUL-DE-SAC DETAIL

(NO SCALE)

