

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 the 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' (in Cul de Sac area ROW will be 10' outside of Cul de Sac Perimeter) or as approved by Engineer and / or County Commission.
Right of way must be clear cut.

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.

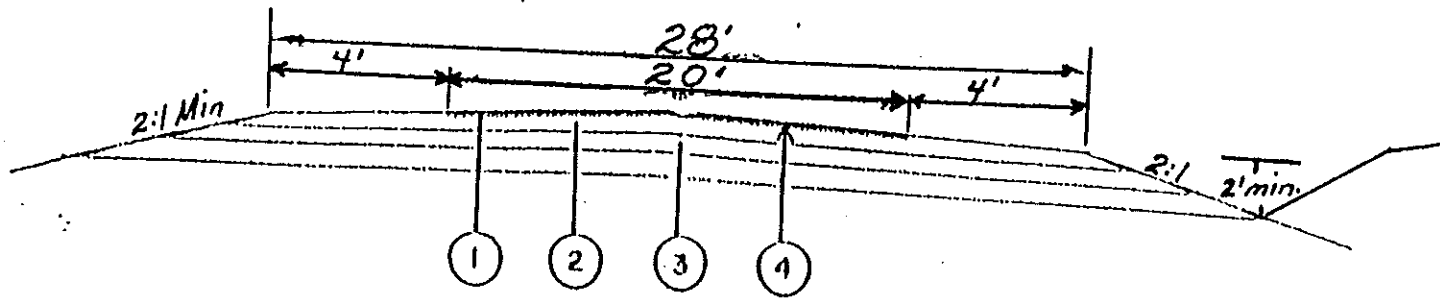
Pavement. There will be a minimum of 20' width pavement. The pavement will consist of tar and gravel surface treatment or as approved by Engineering Department.

All Dead End roads must have an 80' diameter Cul de Sac.

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

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.

TYPICAL SECTION - SUBDIVISION ROADS



LEGEND

1. Bituminous Treatment "JF"
2. 9" Compacted Soil/Aggregate Base
- 3.
- 4.

If a water source is available, a minimum 6" water line and fire plugs 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 the Subdivision roads will be coordinated with other County paving schedules when equipment and labor are not needed in other areas of County.

Revised and accepted changes in Policy #12 this the 25th day of May, 1999.

Stanley Batemon, Chairman
Commissioner Randall Davies
Commissioner Mike Bowling
Commissioner Paul Manning
Commissioner Jimmy Roberts

**ST. CLAIR COUNTY
REQUIREMENTS FOR RECORDING A SUBDIVISION PLAT**

Effective March 1, 2007

1. Turn in preliminary plat to the County Engineer to check curve information, grades, and screen for Flood Plain area (For subdivision in areas of the county that are not incorporated).
2. Legal description of property (legible)/All lines must be identified with dimensions such as bearing, curve data, etc.
3. Owner's Signature
4. Owner's Signature Notarized
5. Surveyor's
 - a. Printed/Typed name (legible)
 - b. Signature with date
 - c. Registration Number (legible)
 - d. Seal
6. Subdivision Plat within an incorporated area must have Town/City official's approval signature(s) with dates.
7. St. Clair County Health Department authorized approval signature.
8. E911 Office Signature for verification of road name(s) and adding property address.
9. All plats must be printed on nothing smaller than 200 to 1 scale, with all **print** being legible.
10. Any plat with multiple pages must have initial blocks with dates.

1-10 MUST BE COMPLETED BEFORE GOING TO 11

11. St. Clair County Engineer Signature
12. Record Plat with St. Clair County Probate
13. Any Plat not legible after scanning must be redone at owner's expense.

Approved: December 26, 2006