

Approved 7/14/08

Smelser Township Road Policy,
Requirements & Qualifications

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Section 1

General Road Policy:

1. The Township will maintain all Township Roads.
2. The Township Board of Supervisors will have the final decision in determining which Township roads to make improvements on.
3. Before any roads are taken over and maintained by the Township, the said roads must meet Township specifications.
4. Damage to Township roads by Contractors Homeowners while construction on new buildings or other Construction must be paid to the satisfaction of the Township at the builders or homeowners expense.
5. Requests and Petitions for "Major" road improvements must be submitted to the Township Board of Supervisors for consideration by January 1st for Improvements to be made the following year.
6. All new driveway approaches entering a township road must be reviewed by the Township board. The land owner will provide a 16 gauge 15" X 30' metal culvert to be installed at the ditch bottom and landowner is required to furnish "new" culvert aprons and connectors for the culvert. Gravel will not be provided by the Township.

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Section 2

Plat Development Policy

1. The roads within the plat shall not be dedicated by the developers to the township but shall remain "public roads" for the use of the occupants of said plat until established as "town roads" pursuant to the procedures then required by Wisconsin Statutes;
2. The developers shall establish and construct all roads within the plat accordance with the requirements and specifications set forth hereafter (Technical Specifications), and said establishment and construction shall be effected at the expense of the developers who shall be required to furnish all engineering services, labor, materials, equipment, and all other things or services necessary to establish and construct said roads within the plat;
3. The developers shall pay the following expenses incidental to the establishment of said road as a town road; and shall indemnify and hold harmless the town from all claims arising there from:
 - a. The cost of acquiring a fee interest or such other interest in property as is necessary to permit the township to accept said road as a town road.
 - b. Any damages which the township may be required to pay condemnation proceedings or otherwise in acquiring the right of way for the town road.
 - c. Extraordinary attorney's fees, if any, incurred by the township arising out of the establishment of said road.
4. The developers agree to indemnify and hold harmless the township from and against all claims, damages, losses and expenses, including reasonable attorney's fee, arising out of the establishment and construction of said road.
5. It is further agree to indemnify and hold harmless the township and developers that the Township Supervisors, may inspect the establishment and construction of the roads and may perform all necessary tests relating to the establishment and construction in accordance with the specifications and requirements set forth hereafter. And the Township has the right to reject the dedication of the road until all specifications are met.

6. The developers shall correct all construction which does not comply with the specifications and requirements set forth hereafter within a reasonable time receipt of notice from the township informing developers of said noncompliance and the necessary corrections which will effect compliance. The Township reserves the right to reject the dedication of the road until difficulties are corrected.

7. The developers warrant that all roads shall be warranted two years from the date roads are deemed to be established in accordance with this agreement. A bond equal to one half the road cost and valid for two years of the completion date is also to be provided.

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Section 3

Technical Specifications

The following are the minimum road requirements that must be met in order for the township to be petitioned and take over maintenance of private roads.

1. All roads must have a 66-foot right-of-way and must be platted at 66 feet. All 66 feet of the road must be cleared.
2. The developers shall establish and construct the roads so as to have 26 feet of driving surface.
3. A road taken over for maintenance by the township must have adequate sub-grade with a minimum of 4" compacted Class 5 gravel over the sub-grade.
4. Appropriate ditches must be present on both sides of the roads, which provide for appropriate drainage. No in-slope can have a ratio greater than 3:1 and no back-slope greater than 2:1
5. Dead end roads are prohibited but cul-de-sacs shall be permitted. There must be a way for emergency vehicles to turn around. Cul-de-sacs shall have a terminal turn around which shall be provided at the closed end, with a turnaround of a minimum outside right-of-way diameter of one hundred twenty (120) feet and an ~~outside curb or shoulder~~ radius of sixty (60) feet.
6. The developers shall install all road culverts necessary for adequate drainage. The culverts are to be 16 gauge, 18" X 40' metal culverts with aprons. All private driveway approaches must be adequate in width to accommodate all vehicles. These approaches must have a minimum 16 gauge 15" X 30' metal culvert with aprons to be installed at the ditch bottom.
7. The developers shall remove all extra fill, stumps, refuse, and other materials relating to or resulting from the establishment and construction of the aforementioned roads. No stumps or other debris will be buried inside the road bed or slope.

8. The developers shall finish all roadsides, ditches, and slopes with at least 3" of topsoil and seeded with an approved mixture of seed (Highway #5 or better), so as to prevent erosion.
9. No rocks over 12" in diameter can be placed in road bed.
10. No rocks over 6" can be placed within 1' of top of road bed.
11. Developers shall be responsible for the provisioning and installation of any/all road signs required as a result of the platted development in order to provide safety. i.e. stop, caution, yield, street signs, ect.
12. Prior to the Town Board accepting the road, 40% of the lots must be developed on the road.
Developed: A single lot of land with permanent dwellings.
Dwelling: A structure on permanent footing with two or more rooms designed or used as living quarters for one family. This includes a separate bathroom and complete kitchen.
13. The township does not accept or assume any legal responsibility relating to the establishment, construction, maintenance, or use of said roads by reason of the execution of this agreement, and the township further disclaims any responsibility relating to the establishment as township roads in according with the law.
14. The Developer must acquire all easements for roads and copy shall be on file with Smelser Township.
15. The Township reserves the right to revise this road policy at any time.
16. This agreement shall be recorded with the County Recorder of Grant County, Lancaster, Wisconsin.
17. The road surface must have the following crowns: Gravel surface = 1/4 to 1/2 inch of drop per foot of road width. Bituminous = 1/8 to 3/8 inch of drop per foot road width.

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SMELSER TOWNSHIP ROAD AGREEMENT ACCEPTANCE FORM

I, _____, having fully read and comprehend Smelser Township's Road Agreement, do agree to abide by the terms of said Road Agreement in regards to the plat, _____, in the Town of Smelser, County of Grant, State of Wis.

Date of agreement: _____

Developer/Landowner

Address of Developer/Landowner

Phone number: _____

APPROVED:

Chair, Smelser Town Board

Road Supervisor

ATTEST:

Clerk/Administrator

Smelser Township

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TOWNSHIP RESOLUTIONS #2008-01

WHEREAS, it is the desire of the Township to reaffirm its policy of road construction and practices on new and future township roads and driveways;

WHEREAS, it is in the best interest of the Township and the public at large to clearly establish and communicate these policies and procedures;

NOW, THEREFORE, BE IT RESOLVED that the Township enact the attached policy and procedure regarding road construction.

RESOLVED AND ENACTED by the Smelser Township Board of Supervisors this

Month July Day 14 Year 2008

Supervisor Arnold Rawson = Yes

Arnold J. Rawson

Supervisor James Kraus = Yes

James Kraus

Chairman Gabe Loeffelholz = Yes

Gabe Loeffelholz

Attest: James Nodort, Smelser Town Clerk

James W. Nodort

*Signed and attested copy sent to the Court house at recording time.

A full copy of this Resolution can be obtained from the Town of Smelser Town Clerk = James Nodort

COUNTY and TOWNSHIP

ROAD SPECIFICATIONS

(Less than 100 ADT)

PURPOSE: To provide a standard for construction roadway standards acceptable for maintenance by either the County or Township.

GENERAL: Prepare a drawing to show horizontal and vertical alignments, typical section, property and right-of-way lines, topography (including drainage ditches, culvert sizes and direction of flow), traffic control, erosion control measures and location of all utilities.

SPECIFIC: Show on drawing all of the following, if applicable:

- *North arrow
- *Bench marks
- *Dimensions of all property lines and section lines.
- *Property restrictions and zoning
- *Number of homes or lots to be served
- *All buildings, culverts, yard trees, wood, ledge rocks, wetlands, rivers, ect.
- *Location of all utilities, power lines, telephone cables/pedestals, ect.
- *Traffic control
- *Projected ADT (Average Daily Traffic)

TYPICAL SECTION SPECIFICATIONS:

- *Aggregate base shall be placed on a competent sub-grade. If sub-grade is weak or not competent it shall be improved by excavation and backfill and/or the use of geotextile (fabric or geogrid).
- *Clear zone of 10' from edge of driving surface or 23' from centerline.
- *If a turn round is required;
 - Cul-de-sac shall have minimum 60' radius (R/W), 50' (surface).
 - a turning "T" shall have legs of 50' either direction & perpendicular to the road centerline.
- *All centerlines culverts shall be CMS (Corrugated Metal Steel) no less than 18' in dia.

*Entrances shall be located a minimum distance of 100' from the nearest road intersection and culverts shall be CMS no less than 15' in diameter

*All bridges and other structure shall meet current minimum design standards.

APPROVALS:

*All request and plans for roadways must be submitted to the Office of the County Highway Engineer and appropriate Township Board, if applicable, for approval.

*All completed roadways will be inspected and approved for acceptance by the County Highway Engineer (or his designee) or the appropriate Township Board.

*According to current statutes a one year maintenance period is required after approval of the road before full acceptance is granted.

*At discretion of the County Highway Engineer, a bond may be required to cover the estimated cost of the road construction for those roads under county jurisdiction.

*All necessary permits (NPDES, Corrp, DNR, Planning & Zoning, ect.) required by local, state and federal agencies shall be obtained prior to beginning construction.

COSTS:

*All associated costs of planning and construction of the roadway are to be borne by the applicant.

*Waivers may be granted from these guidelines and specifications if warranted by the County Highway Engineer or Township Board.