



LAGRANGE TOWNSHIP

353 SOUTH CENTER STREET P.O. BOX 565 LAGRANGE OHIO 44050

Resolution 2004 - 5

Resolution of the Board of Trustees of LaGrange Township, Lorain County, Ohio, adopting general rules and regulations setting standards and requirements for subdivision development in LaGrange Township.

Whereas, in the interest of preserving the public health and general welfare of the present and future residents of Lorain County, State of Ohio, it was deemed necessary in the opinion of the Lorain County Commissioners to adopt general rules and regulations setting standards and requirements in securing the construction of improvements shown on the plats and plans as allowed by Section 711.101 of the Ohio Revised Code, and

Whereas, it was the further opinion of the Board of Lorain County Commissioners that the Township should have input on the construction standards that they would like incorporated into any new subdivision built under their jurisdiction and

Now therefore be it resolved by the Board of Township Trustees of LaGrange Township that the following rules and regulations setting the criteria to be used within any subdivision development.

Section 1 - Right-of-ways

1. The road right of way shall be a minimum of sixty feet (60') wide. No islands shall be constructed in the right of way at intersections, cul-de-sacs, or any other place. No trees, fences, or other items will be permitted in the right of way.

Section II - Streets

1. All new concrete subdivision streets in the township shall be seven-inch (7") thick concrete, twenty-two (22') wide, with no curbs or gutters. The pavement shall have a one-quarter inch per foot crown.
2. All new asphalt subdivision streets in the township shall be nine-inch (9") thick asphalt, twenty-two feet (22') wide with no curbs or gutters. Asphalt roads shall be constructed in phases with Phase I being seven inches (7") of

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base put down in two layers and Phase II being two inches (2") of finished asphalt to be installed one year after Phase I has been placed.

3. Streets shall be designed with as few curves as possible, for the greater safety of the driving public. Through streets are preferred over cul-de-sacs to allow more than one way of ingress and egress in case of accidents, road repairs, and other road closures.
4. Subgrade -
 - a. Prepare subgrade by removing all obvious soft spots and topsoil, and compact. Machine trim subgrade with one-quarter inch per foot crown.
 - b. Perform a roll test with a full legal load on a large tandem or tri-axle truck with Township and County inspectors present. Mark all soft spots for correction. A soil cement process will then be performed on 100% of the road base. It will have a minimum thickness of ten inches (10"), and any soft spots shall receive additional work so that a zero deflection proof-roll can be attained after seven days.
 - c. Final compaction of the soil cement must be completed within two hours of starting in each section.
 - d. An independent lab shall test the subgrade. It shall have attained a minimum of 200 P.S.I. in an unconfined breakage test in seven days. The Township may require that the base be covered because of weather conditions. No traffic will be allowed on the base for seven days. The 1/4" per foot crown will be maintained.

2. Drainage Layer

- a. A two-inch (2") or four inch (4") thick layer of #8 or #57 limestone will be laid evenly on the subgrade and compacted with the proper equipment. If the concrete trucks are run on the subgrade and disturb the stone it will be leveled again before concrete or asphalt placement. The subgrade may be sprayed with water by the delivery trucks, if needed, to control moisture removal from the slab.

3. Concrete Pavement

- a. A class "C" Plain Portland Cement concrete pavement seven inch (7") thick shall be constructed as per O>D>O>T> item 452. It will have a 1/4" per foot crown. One hundred per cent (100%) virgin materials will be used.
- b. Transverse construction joints will be sawn with a twelve-foot (12') spacing as soon as the mix will support the machines without damage to the pavement. Expansion joints will be constructed over a three feet (3') wide "sleeper" slab that is seven inches (7") thick, trowled smooth, and covered with plastic sheeting.
- c. A white pigmented concrete sealer shall be applied to thoroughly cover the top and sides of the pavement

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- d. The paving crew shall have enough personnel to do all jobs with good workmanship and quality. All traffic except joint saws shall be kept off the pavement for seven (7) full days. After seven (7) full days the joints shall be cleaned and filled with a flexible rubberized crack sealer, approved by the Township. Sealer must adhere firmly to the concrete.

4. Edge Drains

- a. There shall be edge drains installed on both sides of the pavement.
- b. A twelve-inch (12") wide trench will be dug, with a smooth bottom. No teeth marks or lumps or dips will be permitted.
- c. Minimum depth of bury shall be twenty-four inches (24") from the top of the pavement to the top of the pipe. Four inch (4") perforated, double walled black plastic pipe with a smooth interior shall be used with a fabric wrap. External pipe couplers shall be used. The edge drain shall be out-letted into every catch basin, from both directions, with no fittings sharper than twenty-two and one half (22 1/2) degrees, so the lines can be cleaned and checked. The trench shall be properly graded to flow to the catch basins. The pipe shall be installed in the center of the trench. The trench shall be filled with #57 or #67 limestone up to the bottom of the asphalt or concrete.

5. Berms

- a. Berms shall be constructed on both sides of the roadway, two feet wide, and the full depth of the pavement. Five inches of #304 limestone shall be placed and properly compacted.
- b. A final layer of #411 limestone shall be added and compacted, so that the berm is flush with the road, and has a half-inch per foot taper away from the road edge. When the berm is compacted, no damage to the pavement edge will be permitted.

6. Monument boxes

- a. All monument boxes shall be of the round type, set in a core-sawn hole and sealed with flexible pavement crack sealer. No anchor holes shall be placed in the pavement during the coring operation.

Section III - Storm Sewers

1. There shall be storm sewers installed that have a minimum capacity of handling a twenty-five (25) year storm, without overflowing and without water filling the edge drains. The entire area of the development, plus any area's draining into it will be included in the calculations. The road pavement shall not be used for water retention. Roadside swales shall be 18 inches deeper than the road edge centered over the storm sewer, with the catch basins being in the center of the swale.

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2. Catch basins shall be installed on every other lot line and provide all lots with good access to drainage.
3. There shall be a catch basin, manhole or other access to the pipes for cleaning and maintenance wherever there is a change in direction. Maximum spacing of these access areas is five hundred feet (500').
4. Storm sewer pipes shall be bedded with two inches of #8 limestone under the pipe and then the pipe completely covered with #57 limestone.
5. All manholes and catch basins shall be made of precast concrete, or cast in place if approved by the Township. All grade adjustments shall be made with precast rings. No brick and mortar construction or adjustments allowed. All pipes shall be mortared into the concrete from both sides.
6. The developer shall install a 6 inch smooth flow pipe from catch basin past right of way for drainage from house so that the flow of the ditch will not be disturbed during construction
7. A minimum 12-inch driveway tile is required. No fill shall be added into the drainage system by anyone.
8. All lots shall be part of the Lorain County Ditch Maintenance Program and so noted on the deeds.

Section IV - Sidewalks

1. The Board of Trustees may require sidewalks where special conditions exist.

Section V - Sanitary Sewers

1. The design of the subdivision and improvements shall allow room for the future installation of sanitary sewers.

Section VI - Utilities

1. No water, gas, phone, cable, electric, or any other utility lines shall be buried under the cul-de-sac pavement. All buried utility lines must be four feet (4') or more horizontally away from the storm sewer.
2. Utility lines crossing under the road shall be below the bottom of the edge drain trance at its deepest point. Where utility cuts are within three feet (3') of pavement the trench shall be back filled with #57 limestone compacted in twelve-inch (12") lifts.

Section VII - Water lines and Fire Hydrants

1. Minimum eight-inch (8") water line shall be run to all subdivisions.
2. Water lines must be looped whenever possible
3. Fire hydrants shall be placed at every other lot line with a maximum distance between hydrants of five hundred feet (500').

Section VIII - Maintenance Warranty

1. All new roads that are to become Township roads will have a five year repair and maintenance warranty that will be in when the Township accepts the improvements, after a final inspection by Township personnel. This

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includes the pavement, drainage system, and any other items the Board of Trustees accept.

Section IX - Inspection

- 1. The township will inspect the improvements, as they deem necessary. The improvements shall meet the township's specifications for future acceptance of the improvements. The Developer shall pay all testing and inspections costs incurred. These inspections will be in addition to those done by the County Engineer's Office.

Section X - Notification

- 1. The Township shall be notified two (2) working days before each phase of construction begins. All work crews shall have the proper information to perform their job to specifications, and knowledge of the location of all buried improvements.

Be it further resolved that it is hereby found and determined that all formal actions of this Board concerning and relating to the passage of this resolution were adopted in meetings open to the public, in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Passed this ____ day of _____, _____

_____ Chairman

_____ Clerk

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