

PENFIELD TOWNSHIP
Resolution 8-17-04

Resolution of the Board of Trustees of Penfield Township, Lorain County, Ohio adopting general rules and regulations setting standards and requirements for subdivision development in Penfield 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 Penfield Township that the following rules and regulations setting the criteria to be used within any subdivision development.

Section I- 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 feet (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 wide (22') with no curbs or gutters. Asphalt roads shall be constructed in phases with Phase I being seven inches (7") of base put down in two layers and Phase II being tow inches (2") of finished asphalt to be installed one year after Phase I has been in place.

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 or 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 axel 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 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, is 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 item 1,2, and Item 2. It will have 1/4" crown. One hundred percent (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, troweled 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.

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 of 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, 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 outletted into every catch basin, from both directions, with no fittings sharper than twenty two and one half (22 1/2) degrees, so that the lines can be cleaned and checked. The trench shall be properly graded to flow to the catch basins. The pipe shall be installed into 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 (5") 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 (½") per foot taper away from the road edge. When the berm is compacted, no damage to the road edge is 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 areas that are draining into it will be included in the calculations. The road pavement shall not be used for water retention. Roadside swales shall be eighteen inches (18") deeper than the road edge centered over the storm sewer, with the catch basins being in the center of the swale.

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 of direction. Maximum spacing of these areas is five hundred feet (500')

4. Storm sewer pipes shall be bedded with six inches (6") of #57 limestone under the pipe and then the pipe completely covered with #57 limestone. All trenches within three feet (3') of the road base shall be filled to the top with #57 limestone compacted in twelve inch (12") lifts. Provisions shall be made to let the water from the bedding stone enter the sewer.

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 six inch (6") smooth flow pipe from catch basin past right of way for drainage from the house so that the flow of the ditch will not be disturbed during construction.

7. A minimum of twelve inch (12") driveway tile is required. No fill shall be added into the drainage system by anyone.

8. All lots splits made in any area of the Township 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 trench 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 begin when the Township accepts the improvements after final inspection by Township personnel. This 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 Townships specifications for future acceptance of the improvements. The Developer shall reimburse the Township for all inspection costs and testing. These inspections shall be in addition to those done by the County Engineers 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 jobs 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 was adopted in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

Passed this 17th day of August, 2014

Richard Conrad Chairman
Richard Conrad

Thomas Younglas Trustee
Thomas Younglas

Lloyd Gordon Trustee
Lloyd Gordon

Eleanor Gmandt Clerk
Eleanor Gmandt

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SEP 10 2004

KEN P. CARNEY
LORAIN COUNTY ENGINEER