

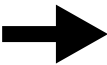
REQUIREMENTS AND SPECIFICATIONS
FOR
SUBDIVISION DEVELOPMENT

Effective
April 15, 1991

Issued by
The Board of County Road Commissioners
of the County of Allegan, Michigan

C. RIGHT-OF-WAY

1. Streets



New platted streets shall have a minimum right of way of 66 feet in Residential Plats and 86 feet in Commercial-Industrial Plats. Minimum right-of-way for existing roads and streets shall be as follows: Primary roads are 100 feet, Local roads on Section Line and 1/4 Section Lines 100 feet. Cul-de-sac right of way shall be 60 feet minimum radius in Residential Plats and 75 feet minimum radius in Commercial-Industrial Plats.

2. Easements

Right-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" or "Drainage and Underground Utilities Easement". In general "Drainage Easements" shall be a minimum of 20 feet in width and "Drainage and Underground Utilities Easements" shall be a minimum of 10 feet in width. Rights-of-way or "Easements-to-cross" shall be provided where newly platted streets cross railroad tracks. Approval must be obtained from the Michigan Department of Transportation for the new crossings. Full width surfacing between the rails and to the ends of the ties, satisfactory to the railroad concerned and to the Allegan County Road Commission shall be provided. Advance warning and cross-buck signs will be placed by the Allegan County Road Commission at the expense of the Proprietor. Grading Easement, when necessary, may be requested by the Board along existing roads & streets.

D. DESIGN DETAILS

Materials and construction shall comply with the Michigan Department of Transportation's current "Standard Plans & Specifications for Highway Construction" as modified by the Allegan County Road Commission, and/or by the Road Commission's "Standard Cross Sections & Standard Plans".

1. Standard Sections & Material Requirements

Street and cul-de-sac design in Residential Plats shall conform to the minimum requirements shown on the Allegan County Road Commission Standard Section 1A - "30' Bituminous Aggregate Valley Gutter" or Standard Section 2A - "27' Bituminous Aggregate with 24" Concrete Valley Gutter", and Standard Plan 5A- "Residential Cul-de-sac". Street and cul-de-sac design in Commercial-Industrial Plats shall conform to the minimum requirements shown on the Allegan County Road Commission Standard Section 3A - "Industrial and Commercial Streets" For Use in Natural Granular Soils and Standard Section 6A - "Industrial & Commercial Cul-de-sac".