

# Town of Rockland Road Standards

Effective Date June 5, 2006

- I. Construction of New Roads
  - a. The property owner shall submit an application for new roads in writing to the Planning Commission or Town Board at a regular monthly meeting.
  - b. All culverts in right away shall be new corrugated metal pipe or concrete with endwalls and backfilled with  $\frac{3}{4}$ -inch crushed stone material. The minimum size of the culverts shall be 18 inches in diameter.
  - c. Ditches and culverts shall be sized to efficiently convey storm water and maintain a minimum of 1% grade.
  - d. The Town Board will assign a Town approved surveyor and engineer to conduct the survey, design, set grades, and to inspect any and all aspects of construction, including the final inspection of the project. Minimum pavement section shall be constructed unless Town approved engineer recommends more stringent section.
  - e. Construction of the road shall be completed by the contractor selected by the Town Board and built to current Town road standards.
  - f. There is an engineering, inspection, legal and administration fee due with each project in the amount as determined by the Town Board.
  - g. All costs of construction (including, but not limited to, survey, design, grading, culverts, seeding, gravel, asphalt, and inspection) shall be borne by the developer(s) of said project. Estimated moneys to cover all costs of the construction shall be placed in an escrow account with the Town or an irrevocable letter of credit shall be provided before any work shall commence. Upon completion, the road must be deeded to and accepted by the Town.
  - h. All rural roads shall have a minimum of 70 feet of right-of-way width.
  - i. The Town of Rockland will require an as-built drawing.

## II. Road Construction Specifications

- a. All topsoil, soft areas, and debris shall be removed from the subgrade prior to stone placement. All soft areas shall be removed and replaced with compacted acceptable material. The Town of Rockland reserves the right to inspect all subgrade prior to the start of stone placement.
- b. The stone material shall consist of a minimum of 12 inches of breaker run and 6 inches of 1¼-inch Wisconsin Department of Transportation (WDOT) compacted crushed stone material. The 1¼-inch WDOT crushed stone material shall be compacted to 95 percent of Standard Proctor and shall comply with WDOT Standard Specifications for Highway and Structure Construction 2005 Edition, Section 305 Dense Graded Base, 305.2.2.1 General. The road shoulder shall consist of ¾-inch crushed aggregate material.
- c. Asphalt pavement shall be provided in accordance with WDOT Standard Specifications Section 460.
- d. All roads shall be staked at minimum 50-foot increments depicting both edges of road for stone material thickness. Each stake shall depict station, breaker run thickness, and compacted 1¼-inch DOT stone material thickness.
- e. All new ditch construction shall be graded, and seeded in accordance with Wisconsin Department of Transportation (WDOT) Standard Specification Section 630, to prevent soil erosion. All erosion control measures shall be in place and maintained until vegetation is established. Use WDOT seed mixture No. 30 in rural areas and WDOT seed mixture No. 40 in residential areas. Areas of ponded water shall be regraded and reseeded at the contractor's expense.
- f. Asphalt (lower layer) shall be placed the first year of construction and the final lift to be placed the following year. Any soft areas within the road shall be removed, replaced with compacted material and repaved. All costs associated with removing and repairing the soft areas including, but not limited to, materials, labor, and equipment shall be the responsibility of the developer.
- g. All cul-de-sacs shall have a 50-foot radius and a 130-foot (minimum) right-of-way.

- h. All roads shall be graded and free of soil contaminants and debris at all times. If the road stone material becomes contaminated it is the general contractors responsibility to remove the soil materials and if necessary replace the compacted stone material within 2 business days of a written notice from the Town. If the roads are not repaired to the satisfaction of the Town, a penalty of \$100.00 a day shall be enforced and payable to the Town of Rockland. Each day shall be considered a separate offense.
- i. Culverts for newly constructed driveways must be corrugated metal pipe or concrete furnished by property owners. Minimum size shall be 18-inch diameter by 28 feet with endwalls.
- j. A 2-year warranty from substantial completion shall be required for all road construction.
- k. The town board reserves the right to modify any of the above provisions.

\* See Figure 1 for typical minimum street section.