

**ORDINANCE NUMBER 2009-01
TOWNSHIP OF ALBANY
COUNTY OF STEARNS, MINNESOTA**

**AN ORDINANCE ESTABLISHING
TOWN ROAD CONSTRUCTION STANDARDS**

THE ALBANY TOWNSHIP BOARD OF SUPERVISORS ORDAINS:

Section 1.00. Purpose and Authority.

1. Purpose.

a. Provide for the health, safety and welfare of the Albany Township residents by requiring the necessary services, such as properly designed roads.

2. Authority. This ordinance is adopted pursuant to Minn. Stat. Chapter 462 and 164 the Township Road Statute.

Section 2.00 Platted Roads

The township shall not accept nor shall it maintain any roads dedicated by plat after this ordinance becomes effective unless the party dedicating said road or roads first complies with the terms of this ordinance.

Section 3.00 Un-Platted Roads

The township shall not accept nor shall it maintain any roads dedicated by easement after this ordinance becomes effective unless the party dedicating said road or roads first complies with the terms of this ordinance.

Section 4.00 Required Improvements

- (1) All roads dedicated by plat or otherwise after this ordinance shall be constructed and improved to the standards set out in this ordinance before the Township shall accept or maintain such roads.
- (2) Prior to the installation of any required improvements on such road, the party dedicating the road shall enter into a contract in writing with the Township under which the dedicating party agrees to construct the road to Township specifications at the expense of the dedicator, and also agrees to pay all expenses incurred by the Township related to such dedication and construction, including Township engineering fees for reviewing plans and inspecting construction of the road, and attorney's fees related to the road dedication and construction. This agreement shall contain a requirement that the dedicator establish an escrow with the Township to cover the Township's engineering and attorney's fees. The Township may draw upon such escrow to pay such costs incurred by the Township, and shall return

any remaining in such escrow after the construction has been completed and all Township engineering and legal fees related to the road have been reimbursed by the dedicator or drawn from the escrow fund.

- (3) The road shall be constructed in accordance with the plans and specifications as approved by the Township Board.

Section 5.00 Construction Plans

Construction plans for the required improvements, conforming in all respects to Township standards and the applicable ordinances, shall be prepared at the applicant's expense by a professional engineer registered in the State of Minnesota; said plans shall contain the engineer's seal. The plans, together with a list of construction materials, shall be submitted to the Township Engineer for approval. Copies of the plans approved by the Township, plus two prints, shall be filed with the Township.

Section 6.00 Road Access Standards

Subpart 6.01. General Access Standards

- A. All accesses onto a Township road shall be aligned to be straight and perpendicular to the centerline of the adjacent Township roadway within the limits of the Township right of way.
- B. When the opportunity exists, access locations will be directed onto roadways with a lower functional classification.
- C. All facilities such as signs, entrance medians (divided entrances), culvert headwalls, fencing, etc., shall be placed/constructed outside of the permanent Township right of way.
- D. Access(es) will need to be aligned with street accesses and/or entrances on the opposing side of the roadway, if possible.
- E. Culverts constructed/placed within the Township right of way as part of an access should be specified as a minimum of 18 inches in diameter. Plastic pipe will not be used. Culverts shall be installed at the expense of the property owner.
- F. Any culvert required to be constructed as a part of an access (that is located within the Township right of way) that crosses under existing or proposed Township streets/roads shall be specified as reinforced concrete pipe, tied with appropriate steel ties and shall be a minimum of 24 inches in diameter.
- G. Accesses will be shared between adjacent properties/parcels whenever possible and practical.
- H. Only one access per residential (R1/R2 zoned areas) property/parcel will be allowed.
- I. Plans for new street access(es) will need to be submitted to the Albany Township Ordinance Administrator for review and approval by the Township Board of Supervisors prior to issuance of the permit.

Subpart 6.02. New Access Spacing Guidelines

Each new access(es) onto Township roads shall be separated from adjacent accesses according to the following standards:

- A. Collector roads, accesses on the same side of the road shall be located at a minimum of 300 feet (County Roads 10/41/154/156 and State Hwy 238).
- B. Access onto Township roads shall have a minimum separation distance of 125 feet. *In the R1/R2 Zoned areas one access per parcel will be allowed.*
- C. Field accesses will be spaced on a one access per 40 acre frontage.
- D. Separation distances may be modified by recommendation of the Planning Commission, to the Township Board, due to parcel size, roadway/street access geometrics and/or proposed use of street.

Subpart 6.03. Access Width Guidelines

- A. Residential access surfacing width shall be a minimum of 16 feet and a maximum of 24 feet.
- B. Commercial and industrial access surfacing shall be a maximum of 30 feet in width.
- C. Field accesses shall be a minimum of 16 feet in width and a maximum of 24 feet in width.

Subpart 6.04. Driveway Access Standard

All residential dwellings or combinations of residential dwellings that access Township streets/roads shall be improved to ensure access for emergency vehicles and shall be continuously maintained. The access shall be constructed of an all-weather (i.e. Gravel, bituminous, or concrete) driving surface.

Section 7.00 Albany Township Road Specifications and Standards

Roads shall be designed to the following specifications unless the Town Board specifically finds that modifications to these standards are warranted.

Subpart 7.01. Design Specifications

- 1. A minimum road right of way of 66 feet for residential areas and a minimum right of way of 80 feet for commercial and industrial areas.
- 2. A minimum finished roadway top width of 28 feet for residential areas and a minimum top width of 36 feet for commercial and industrial areas, which includes driving surface width and shoulders.
- 3. All developments shall be limited to one access to a collector road, subject to review by the Township Board of Supervisors.
- 4. Roadway shall be built to a minimum of 30 MPH design speed in residential areas and a 40 MPH design in other areas.

Subpart 7.02. Construction Specifications

- 1. A minimum ditch separation of 2 feet below finished grade, and a minimum ditch width of 6 feet.

2. A minimum slope for in slopes shall be 4:1 and back slope shall be 4:1.
3. Compacted class 5 gravel road surface shall be 28 or 36 feet wide, minimum of 8% binder. The thickness shall vary according to soil types; sandy soil minimum of 6 inches for residential, 8 inches for commercial-industrial and clay type soil a minimum of 10 inches (see attached Exhibits A, B and C for road construction plans).
 4. A plant mix bituminous surface shall be placed in accordance with MNDOT Specifications #2360. This surface shall be 24 feet wide and have a compacted thickness of 3.5 inches for seven ton and 4 inches for nine ton roads; and 36 feet wide with 4.5 inches on ten ton roads.-
See attachments A-B-and C for road specifications.
5. If recycled asphalt pavement is proposed, it must be approved by Township engineer and at a minimum must submit an approved trial mix design.
6. Town Board shall decide the required tonnage strength construction on each dedicated road.

Subpart 7.03. Drainage and Erosion Standards

1. All roads shall be built to be free of drainage problems.
2. All apparent snow traps shall be eliminated.
3. All roads shall be built to be free of flooding.
4. All roads shall be constructed to handle a 10 year frequency storm and the design shall be reviewed for a 50 and 100 year frequency storm assessment.
5. All topsoil removed for construction shall be replaced on road inslopes, backslopes, and ditch bottoms and shall be seeded with Rye and Brome grass or as approved by Township Engineer.
6. Culverts shall be placed to maintain drainage required. All culverts shall be steel or reinforced concrete. No plastic or PVC pipe allowed. Minimum diameter shall be 18 inches with aprons.
7. All roads must be constructed to comply with MPCA's NPDES Construction General Permit.

Subpart 7.04. Engineering and Maintenance Standards

1. All roads shall be subject to review and approval by the Township Board and the Township Engineer as far as they pertain to the above requirements. The Township Board will not accept any Road dedications by private owners until all conditions of the above specifications have been met.
2. The Township Board reserves the right to require trial mix design verification and testing of field samples by Township Engineer. The developer shall pay the inspection and testing costs.
3. At all dead ends of such roads there shall be a minimum cleared right of way diameter of 120 feet, and surface diameter of 90 feet for a turnaround. The Township shall not be responsible for shrubs, trees, flowers, or any other personal property within the 120 foot cleared

diameter.

4. The Township may agree to do snow removal on a contract basis for newly asphalted roads but will not be responsible for damages incurred due to improper road construction.
5. The Township will not agree to accept maintenance of a new road until it has been paved for two (2) years and borings completed. Paving and results of borings must meet Township specifications.

Section 8.00. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

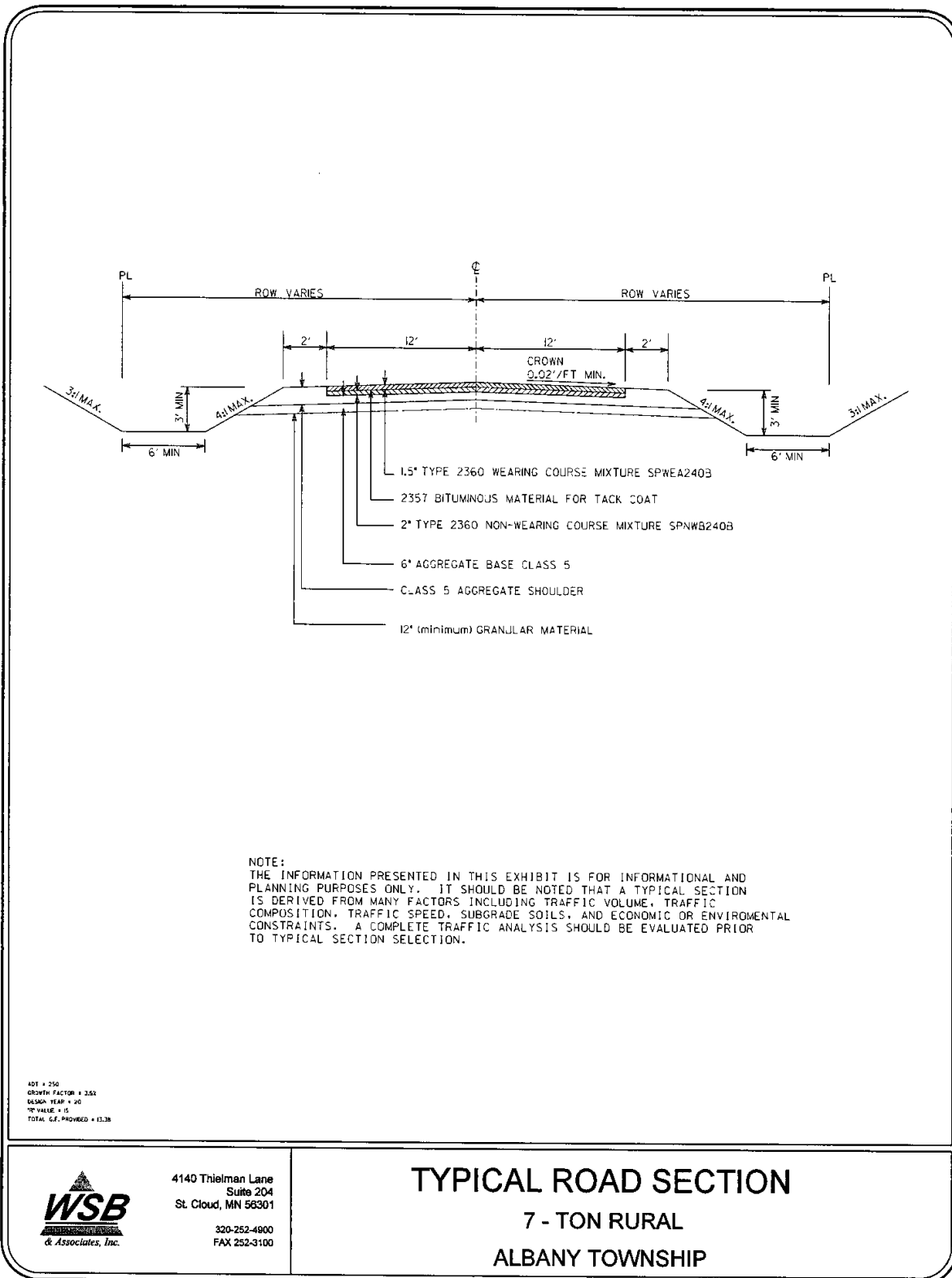
Adopted this 27 day of April, 2009 by the Board of Supervisors of the Town of Albany.

Amended by the Albany Township Board, June 26, 2017
Amended by the Albany Township Board, October 8, 2019

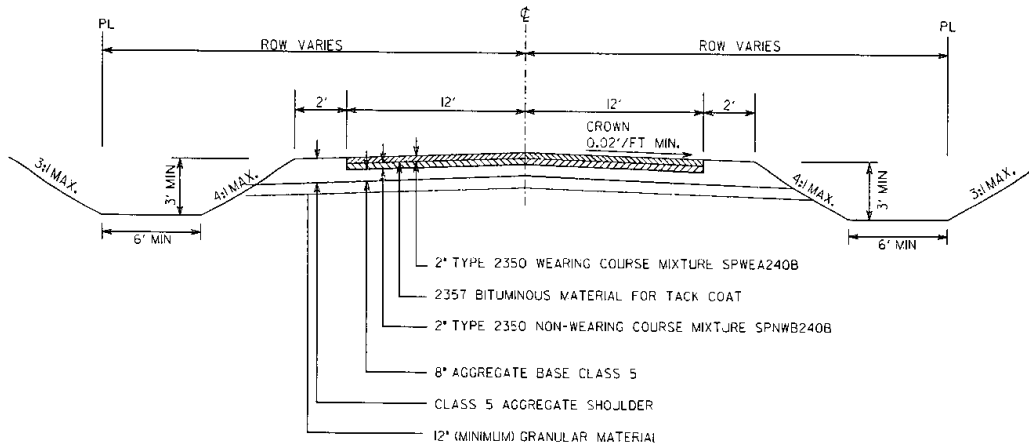
This Ordinance shall become effective upon its passage and publication.

APPROVED: _____ *Tim Nierenhausen* _____
Albany Township Chair

ATTEST: _____ *Diane E Noll* _____
Albany Township Clerk



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NOTE:
 THE INFORMATION PRESENTED IN THIS EXHIBIT IS FOR INFORMATIONAL AND PLANNING PURPOSES ONLY. IT SHOULD BE NOTED THAT A TYPICAL SECTION IS DERIVED FROM MANY FACTORS INCLUDING TRAFFIC VOLUME, TRAFFIC COMPOSITION, TRAFFIC SPEED, SUBGRADE SOILS, AND ECONOMIC OR ENVIRONMENTAL CONSTRAINTS. A COMPLETE TRAFFIC ANALYSIS SHOULD BE EVALUATED PRIOR TO TYPICAL SECTION SELECTION.

ADT = 250
 GROWTH FACTOR = 3.55
 DESIGN YEAR = 20
 "K" VALUE = 15
 TOTAL C.E. PROVIDED = 16.50



4140 Thielman Lane
 Suite 204
 St. Cloud, MN 56301

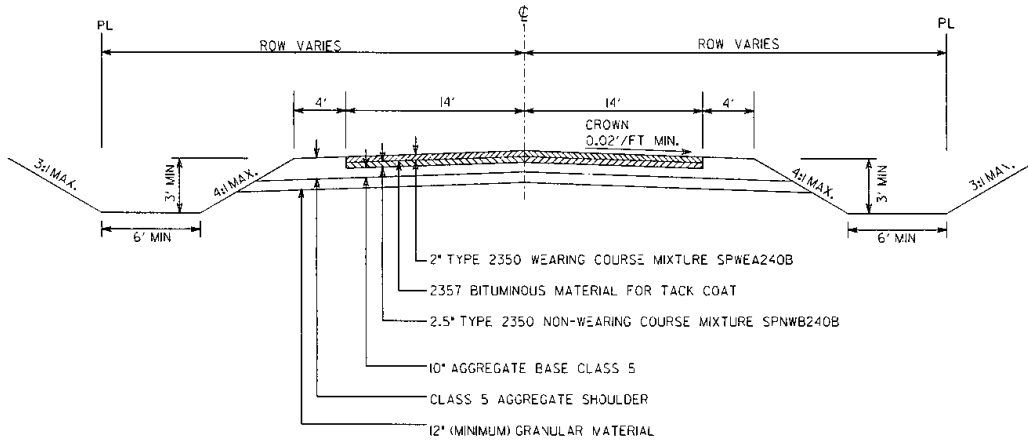
320-252-4900
 FAX 252-3100

TYPICAL ROAD SECTION

9 - TON RURAL

ALBANY TOWNSHIP

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ADF = 250
 GRAVITY FACTOR = 3.5%
 DESIGN YEAR = 20
 "K" VALUE = 15
 TOTAL C.C. PROVIDED = 13.50



4140 Thielman Lane
 Suite 204
 St. Cloud, MN 56301
 320-252-4900
 FAX 252-3100

TYPICAL ROAD SECTION
10 - TON RURAL
ALBANY TOWNSHIP

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