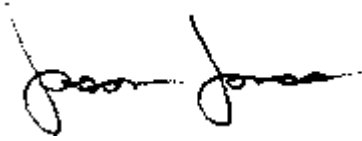


Attached is a copy of the Jefferson County Street Acceptance Policy for Residential Subdivisions. This sets forth the minimum requirements for roadways to be accepted by the County.

After all the requirements set forth are met, the County Council may accept the finished streets.

The County is not currently accepting new roads due to inadequate funds available for maintenance.

Jefferson County Public Works

A handwritten signature in black ink, appearing to read "Jason Jonas". The signature is fluid and cursive, with a prominent loop at the end.

Jason Jonas, P.E.
Director of Public Works

Section I. Title

JEFFERSON COUNTY STREET ACCEPTANCE POLICY FOR RESIDENTIAL SUBDIVISIONS

Sectional II. Purpose

To establish guidelines and procedures providing for the acceptance of properly constructed residential subdivision streets for public maintenance in unincorporated Jefferson County.

Section III. General Provisions

1. The County Council shall accept all new residential subdivision streets and roadways that are dedicated for public use only if the streets meet all the regulations and specifications set out herein.
2. The County shall assume responsibility for the maintenance of all dedicated streets and roadways immediately upon acceptance. Before streets in any plat are accepted by the County, the construction of dwellings or like structure shall be 100% complete on a minimum of 60% of the lots in the plat.
3. All new streets and roadways, which are to be accepted by the County for maintenance, shall be shown upon a plat. The plat shall be prepared by a registered land surveyor on a scale of not less than 1 inch equals 100 feet and the plat shall conform to standards of the State Land Surveyors Association. This plat shall be recorded upon approval of the County Council and the fees shall be paid for by the owner.

The record plat shall show and be accompanied by the following information:

- A. North arrow, graphic scale, and name of owner or owners.
- B. All pertinent boundary lines with accurate distances and bearings.
- C. The lines of all existing and proposed streets and alleys with their widths and names.
- D. An accurate delineation of any property offered for dedication to public use.
- E. Easements for rights-of-way provided for public use, services or utilities, with figures showing their dimensions.
- F. All dimensions and bearings necessary for locating the boundaries of the subdivisions, streets, alleys, easements and of any area for public use.

- G. Area of the tract.
 - H. Certification by a registered land surveyor that the plat represents a survey made by him.
5. Any alterations or exceptions to the specifications and restrictions as herein set out are subject to the discretion of the County Council.

Section IV. Definitions

As used in this ordinance, the following definitions shall apply.

1. Alley - A secondary means of ingress and egress serving more than one tract of land and used primarily for vehicular service.
2. Authorized Representative - the Superintendent of Streets and Roads for Jefferson County or any individual duly authorized by the County Council to act in their behalf.
3. County - The County of Jefferson acting through its County Council.
4. Culvert - A pipe or box passing surface drainage carried side ditches or channels beneath roads to adjacent property.
5. Easement - A grant by a property owner to the public, a corporation, or a person of the use of land for a specific purpose.
6. Easement, Road Maintenance and Improvement - A grant by a property owner to the County for the purpose of road maintenance, improvement and widening.
7. Easement, Utility - A grant by a property owner to a public utility company for the purpose of installation, improvement and maintenance of public utilities.
8. Engineer - A professional engineer registered in the State of Missouri.
9. Improvements - Street pavement, sidewalk pavement, water mains, storm sewers, sanitary sewers, signs, monuments, landscaping, street lights, and other similar items.
10. Improvement Plans - the engineering drawings showing types of materials and construction details for the physical structures and facilities within the right-of-way and affecting said right-of-way.
11. Land Surveyor - A land surveyor registered in the State of Missouri.
12. Record Plat - A map or plan of a subdivision of land legally approved and recorded.

13. Residential Subdivision - A division or redivision of a tract or tracts of land that is not either or both of (a) a division or redivision of a tract of land into more than one lot, plat, or site for commercial or industrial purposes, and (b) the dedication or establishment of a street, alley, pedestrian or other public right-of-way in conjunction with or use in any such tract.
14. Right-of-way - the area existing or acquired by permanent easement for highway purposes: also, the areas acquired by temporary easement during the time the easement is in effect.
15. Roadbed - the graded portion of a street within top and side slopes prepared as a foundation for the pavement structure and shoulders.
16. Pedestrian Way - an easement or right-of-way dedicated to public use to facilitate pedestrian access to adjacent streets and properties.
17. Road - see streets
18. Specifications - the directions, provisions and requirements designated for the performance of the work and for the quality, quantity and proportion of materials.
19. Subgrade - the top surface of a roadbed upon which the pavement structure and shoulders are constructed.
20. Street - a general term denoting a public or private thoroughfare which affords the principal means of access to abutting property. The term includes all facilities, which normally occur within the right-of-way; it shall also include such other designations as highway, thoroughfare, and parkway. Throughway, road, pike, avenue, boulevard, land, place, court, but shall not include an alley or a pedestrian way.

Section V. Dedication, Plan Review and Acceptance Procedures

1. The builder/developer shall submit a plat to the County Streets Superintendent (or authorized representative of the County) and dedicate the new streets and roadways therein to public use. The plat shall be recorded upon approval by the County Council with fees paid for by the builder/developer.
2. The builder/developer shall submit improvement plans for all dedicated streets and roadways shown on the record plat to the Streets Superintendent (or authorized representative of the County) for review. Upon approval, the builder/developer pays the required inspection fees.
3. The Streets Superintendent (or authorized County representatives) shall approve the field changes to improvement plans as necessary and shall inspect street construction as follows:

- A. Concrete Streets - Three Inspections
 - i. Inspection of steel, forms and subgrade prior to placing concrete. Builder to notify inspector when street is prepared for inspection and not less than 24 hours prior to placing concrete.
 - ii. On-site inspection of materials, equipment, placing of concrete and grading, Builder to notify inspector at least 24 hours before scheduled start of work.
 - iii. Final. After construction is completed and before acceptance for maintenance by County Council.

- B. Asphalt Streets - Three Inspections
 - i. Inspection of asphalt base and subgrade prior to laying asphalt. Builder to notify inspector when street is prepared for inspection and not less than 24 hours prior to laying asphalt.
 - ii. On-site inspection of materials, equipment, laying of asphalt and grading. Builder to notify inspector at least 24 hours before scheduled start of work.
 - iii. Final. After construction is completed and before acceptance for maintenance by County Council.

- C. Inspection Responsibilities
 - i. The County Street Superintendent's office is responsible for inspection of streets at their discretion.
 - ii. The builder/developer is to pay an inspection fee of forty-five dollars (\$45) to the County Highway Department. A fifteen dollar (\$15) fee is required on all routine inspections over three per development. A twenty dollar (\$20) fee is required on all reinspection.

- 4. After the final street inspection, the builder/developer shall file a request with the County Council for acceptance of finished streets.

- 5. Within 30 days receipt of the written request, the Streets Superintendent (or authorized representative of the County) shall approve and sign the request indicating the streets have been constructed in accordance with County Standards and the County Council shall vote on the request for street acceptance.

Section VI. Design and Construction Specifications

For all new streets and roadways, which are to be accepted by the County for maintenance, the following standards and regulations shall apply.

1. Streets shall have a minimum R-O-W width of 40'
2. All new streets shall intersect as near as possible at right angles with existing streets.
3. All streets shall be so plated within the subdivision to properly care for storm drainage and facilitate the construction of all utilities.
4. Utility lines or conduits shall be installed prior to surfacing of streets if installation would require surface removal. All utilities shall be designed, installed and maintained in accordance with the requirement of Federal, State or other Agencies regulating the installation, use and maintenance of said utilities. Any individually owned utility shall be subject to the regulations of said agencies.
5. During construction of a subdivision plat, the builder/developer shall take appropriate steps if necessary to maintain disturbed areas in the R-O-W where excessive erosion is affecting streets. When construction is complete, all disturbed areas within the R-O-W shall be fertilized, seeded and mulched or sodded to control erosion.
6. All streets or roadways shall be bridged, properly drained, graded to an approved cross sectioned, compacted and surfaced.
7. All streets shall be backfilled along curbing and guttering as soon as possible after paving to avoid erosion and freezing.
8. Sewage facilities shall not drain to street or roadway right-of-way.
9. All streets dedicated for public use shall be constructed to Jefferson County standard specifications. Improvement plans for all aspects of the street improvement shall be prepared by an engineer and submitted to the County's authorized representative. The improvement plans shall be any scale from one inch equal ten feet through on inch equals 100 feet, as long as the scale is an increment of ten feet. The plans must show sufficient detail to satisfy the County representative that the following standards of material and design shall be met.
 - A. Materials - All materials shall conform to the Missouri Standard Specifications for Highway Construction, published by the Missouri State Highway Commission, Jefferson County, MO.
 - B. Gradient - Maximum of 12%
 - C. Degree of Curve - Maximum of 40 degree
 - D. Pavement Width - Minimum of 24' with off-street parking provisions for at least three cars per residential unit.
 - E. Cul-de-sacs - 40' minimum radius to the outside of the street pavement.
 - F. Inslopes - 3 to 1 (Bottom of ditch to shoulder line) maximum.

- G. Cut Slopes or Fill Slopes - 1 1/2 to 1 maximum for dirt. 1/4 to 1 maximum for rock cuts.
- H. Bridge and Culverts - H-15 loading minimum; width 2' greater than pavement width.
- I. Pipe Culverts - Minimum of 12" diameter
- J. Surfacing - Concrete Streets
 - 1. Width -
 - i) minimum of 24' to include 6" rolled curb and gutter.
 - ii) 24' x 12' between joints
 - 2. Concrete - Portland cement, 6 sack mix-air entrained concrete.
 - 3. Thickness -
 - i) 7" of concrete with joints and dowels
 - ii) 6" of concrete with steel reinforcement: 1/2" rebar, 2' on center or 6" x 6" wire mesh.
 - 4. Subgrade -
 - i) Must adequately conform to finished street surface.
 - ii) must be solid ground or at least 93% compacted fill (may use granular backfill or jetting to obtain 93% compaction).
 - 5. Forming -
 - i) Street must be formed in an orderly and workman-like manner; slip form paving is acceptable.
 - 6. Placing Concrete
 - i) Subgrade must not be frozen
 - ii) air temperature must not be below 35 degrees and falling
 - 7. Grading -
 - i) Street must be graded for proper drainage.
- K. Surfacing - Asphalt Streets
 - 1. Width - minimum of 24' to include curb and gutter
 - 2. Asphalt - Type C Asphaltic Concrete compacted to 2" minimum.

3. Base -
 - i) minimum of 6" of type X Asphaltic Concrete base course.
 - ii) Must have prime coat of liquid asphalt
4. Subgrade -
 - i) Must adequately conform to finished street surface.
 - ii) Must be solid ground or at least 93% compacted fill (may use granular backfill or jetting to obtain 93% compaction)

SECTION VIII. Operation and Maintenance of Utilities

The operation and maintenance of all utilities shall be the responsibility of the Utility Companies or the Owner, however, prior to any excavation for maintenance, repair or extension of said utilities on street R-O-W, an application for an excavation permit shall be submitted to the County. The application shall describe the work to be performed and shall be accompanied by a Certified check, made payable to the County Treasurer, and in the amount as determined by the County as being sufficient to insure and guarantee to said County the proper performance of the work and the restoration of said street surface and placing street in a satisfactory and useable condition. In the event of failure or refusal of the Utility Owner or Company to perform said work in accordance with the directions of the County, the County may use said sum so deposited, or any part as needed in the restorations of said street. The Certified check or deposit may be held by the County for one year to allow for complete settlement of trenches, pits, and etc.

The County Council waives none of its powers or rights to require the removal, relocation, or proper maintenance of any facility placed within the R-O-W of said streets or roadways.

In the event of needed repair to said facilities which creates an emergency situation directly affecting traffic on said streets or endangering public health or safety, an excavation permit for repairs will be granted immediately upon notice to the County Council.