

Subdivision Street Standards
For Subdivisions in the Unincorporated Areas
Of Washington County, Iowa

Purpose: The following specifications are to be utilized as minimum requirements for the construction of access and circulation streets within proposed subdivisions. The subdivision streets are to be owned and maintained by the abutting lot owners or homeowner's association. Washington County does not accept the ownership of subdivision streets and does not assume the maintenance and responsibility for the same.

1. Right-of-Way: The right-of-way widths as noted in the Street Specifications Table are provided as minimum requirements. Greater widths may be required when considered necessary for heavier or higher traffic counts or when topographic features require additional width to meet geometric design requirements. Right-of-way widths for open ditch road construction shall be sufficient to provide for adequate drainage and maintenance and provide the minimum distances to meet the ditch foreslope and backslope requirements.

The right-of-way width for a proposed subdivision street which terminates at the subdivision boundary shall utilize the next greater right-of-way dimension for the proposed street. The greater width will provide the necessary street width for the future service to the potential subdivision expansion to adjoining property.

2. Street Composition: The base and traffic surface width will be determined by the street classification as found in the Street Specifications Table. The street surfaces shall be the same for all streets within the subdivision.

The base for all streets shall consist of four (4) inches of aggregate or equal providing suitable base stability. In addition, for subdivision major collector streets, the soil sub-base shall be suitable material compacted to acceptable density.

The traffic surface for all subdivision streets shall be determined by the developer and/or the individual lot owners or homeowner's association.

3. Curb and Gutter Installation: Enclosed storm water drainage shall be installed when concrete curb and gutter is installed on subdivision streets. Curb and gutter installation is recommended where lots are less than fifteen thousand (15,000) square feet in area and where lot frontage distances are one hundred thirty five (135) feet or less. The installation may also be recommended where it is deemed necessary for erosion control or where the population density and anticipated traffic volumes warrant such a cross section.

4. Street Grade: The street slope or grade percentages listed in the Street Specifications Table are recommended as a maximum. Site topography may require modifications to the recommendations and every effort should be made to comply and provide safe access to usable lots.

No street grade should be less than 0.5 percent where drainage is carried within the traveled roadway. A two (2) percent center roadway crown is recommended.

5. Ditch Slope: The fore and back slopes of the ditch shall utilize a 3:1 ratio. A minimum height from the shoulder edge to the bottom of the ditch slope shall be two (2) feet.

6. Easements:

- A. Open Ditch Construction: utility and service easements should be placed starting at the edge of the right-of-way and extending into the lot area.
- B. Curb and Gutter Construction: utility and service easements should be placed in the area between the edge of the curb and the right-of-way as a primary location.

It is recommended that all utility appurtenances such as transformers, pedestals and cabinets be placed outside the street right-of-way.

STREET SPECIFICATIONS TABLE

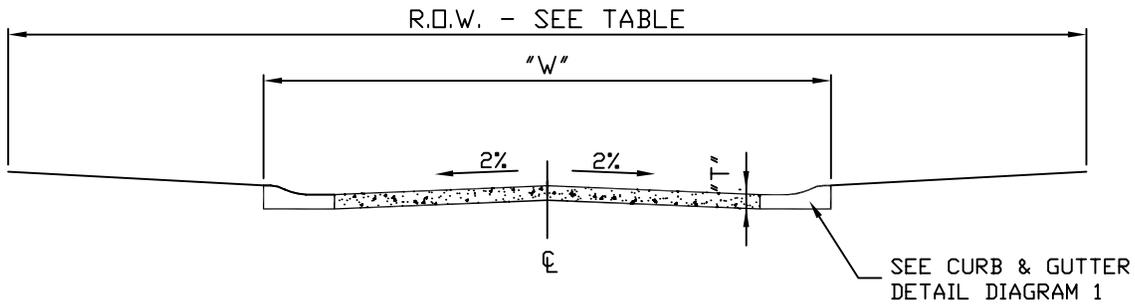
Type of street Number of lots	Open Ditch					Concrete Curb & Gutter		Maximum slope
	R-O-W width	Surface width	Shoulder width	Total width sh. - sh.	R-O-W Width	Width c.-c.		
Frontage < 10 lots	142'	18'	24'	26'	138'	20'	8%	
Local < 10 lots	66'	24'	4'	32'	60'	31'	8%	
Subdivision Collector 10 to 30 lots	70'	24'	4'	32'	66'	37'	6%	
Subdivision Major Collector Over 30 lots	80'	24'	4'	32'	70'	41'	6%	

* The street classification for each street within the subdivision is based upon the number of lots served by that street as it intersects other collector or access streets.

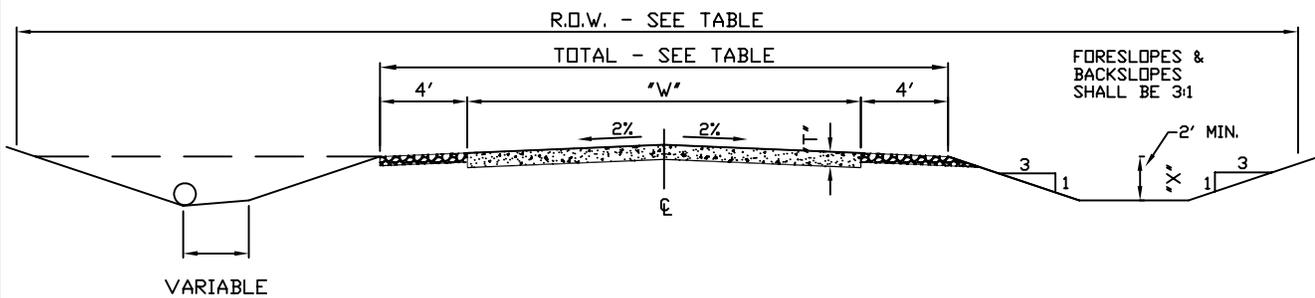
¹R-O-W extends 4 ft. from street surface on the bordering street side excluding any desired buffer or suitable drainage area.
²Shoulder on both sides.

STREET DETAILS

TYPICAL SECTION w/CURB & GUTTER



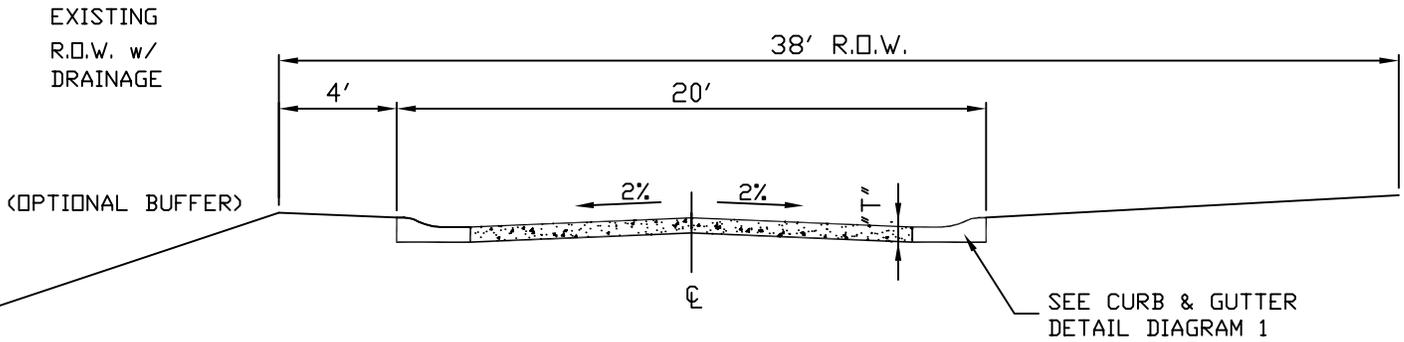
TYPICAL SECTION w/DRAINAGE DITCHES



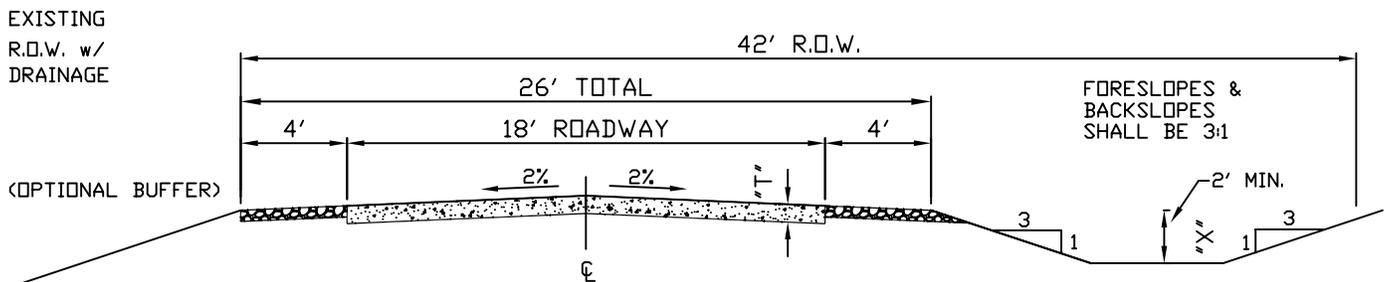
NOTE: CULVERTS SHALL BE PLACED AS NEAR TO THE TDE OF THE BACKSLOPE AS POSSIBLE.

FRONTAGE STREET

TYPICAL SECTION w/CURB & GUTTER



TYPICAL SECTION w/DRAINAGE DITCHES



NOTE: CULVERTS SHALL BE PLACED AS NEAR TO THE TOE OF THE BACKSLOPE AS POSSIBLE.

DIAGRAM 1
CURB & GUTTER DETAIL
CROSS SECTION

