

MINIMUM STREET REQUIREMENTS

Article I. Statement of Purpose

The purpose of this Ordinance is to promote the health, safety, and public welfare of the residents of Unity by the means of establishing minimum standards for streets which may be accepted as town ways.

Article II Authority, Administration and Effective Date

- Section 1. This Ordinance is enacted pursuant to Title 30, M.R.S.A., Section 1917 Ordinance, Power Limited and Section 2151, Police Power Ordinances.
- Section 2. This Ordinance shall be administered by the Selectmen who shall consult with the Planning Board and Road Commissioner.
- Section 3. The effective date of this Ordinance is March 25, 1990.

Article III Applicability

- Section 1. This Ordinance shall apply to all streets within the Town accepted as town ways after the effective date of this Ordinance.
- Section 2. Alterations, widening and improvements of town ways shall be consistent with Article V. General Requirements for all Street Construction of this Ordinance. Where the alterations, widening or improvements of town ways cannot be completed in accordance with this Ordinance, the Selectmen shall specify in writing the nature of the relaxation in standards.
- Section 3. Nothing in this Ordinance shall be construed to prevent the design and construction of streets which meet higher standards, use improved methods or higher quality materials. The determination of the acceptability of other standards, methods or materials shall be made by the Board of Selectmen, with advice of the Planning Board and Town Road Commissioner.

Article IV. Applications

Prior to the construction of any new street or the reconstruction or lengthening of an existing street, an application shall be submitted to the Board of Selectmen. Persons (other than applicants for subdivision approval) petitioning for the laying out of a town way or dedicating a street in fee to the Town for acceptance as a town way shall submit the following information in the application.

Section 1. Submission Requirements

- a. The name(s) of the applicant(s).
- b. The name(s) of the owner(s) of record of the land upon which the proposed town way is located.
- c. A statement of any legal encumbrances on the land upon which the proposed town way is located.
- d. The anticipated starting and completion dates of each major phase of street construction.
- e. A plan profile and typical cross-section views of all proposed streets.

Section 2. Plans

The plans and illustrations submitted as part of the application shall be prepared by a Registered Land Surveyor or Professional Engineer to include the following information.

- a. The scale of the plan. (All streets and roadway plan and profile drawings shall be drawn to a scale 1" = 20' - 50' horizontal and 1" = 5" - 10" vertical.)
- b. The direction of magnetic north.
- c. The starting and ending point with relation to established roads, streets or ways any planned or anticipated future extensions of the streets proposed for acceptance. (All terminal points and the centerline alignment shall be identified by survey stationing.)
- d. The roadway and roadway limits with relation to existing buildings and established landmarks.

- e. Dimensions, both lineal and angular, necessary for locating boundaries, and necessary for locating subdivisions, lots, easements and building lines.
- f. The lots as laid out and numbered on said street, showing the names of all owners of abutting property.
- g. All natural waterways and watercourses in or on land contiguous to the said streets or ways.
- h. The kind, size, location, profile and cross-section of all existing and proposed drainage ways and structures and their relationship to existing natural waterways.
- i. A soil erosion and sedimentation control plan showing interim and final control provisions.
- j. Curve data for all horizontal and vertical curves shall be the center line radius, arc length, beginning of curve and end of curve points.
- k. All centerline gradients shall be shown and expressed as a percent.
- l. All curve and property line radii of intersections.
- m. The limits and location of any proposed sidewalks and curbing.
- n. The location of all existing and proposed overhead and underground utilities, to include but not be limited to the following: (Note: When a location, in the case of any underground utility, is an approximate, it shall be noted on the plan as such.)
 - 1. Public water supply lines;
 - 2. Sanitary sewer lines;
 - 3. Storm drains;
 - 4. Telephone line poles or underground vaults;
 - 5. Electrical power line poles or underground vaults;
 - 6. Fire hydrants;

7. Street lights; and
8. Gas lines.
- o. The name(s) of each proposed new road or street.

Section 3. Subdivision Applications

Subdivisions, as defined by 30 M.R.S.A., Section 4956, which contain proposed streets shall submit to the Planning Board as an integral part of the plot plan all information concerning proposed street required in Article IV, Sections 1 and 2.

Section 4. Application Review

The Board of Selectmen shall, after receipt of complete application, notify the Planning Board and road commissioner requesting their review and written comments. The Planning Board, after receipt of a complete application for subdivision approval that includes a proposed street(s), shall notify the Board of Selectmen and Road Commissioner requesting their review and written comments. The Board of Selectmen shall take action on all applicants for street approval within 45 days of the receipt of a complete application.

Section 5. Public Acceptance of Streets

The approval by the Board of Selectmen of a proposed street shall not be deemed to constitute or be evidence of any acceptance by the Municipality of the street. Final acceptance of a proposed street shall be by an affirmative vote of Town Meeting.

Article V. General Requirements for all Street Construction

Section 1. Existing streets shall be extended at the same or greater width, and in no case shall they be extended at less than the original width.

Section 2. Street names shall require the approval of the Board of Selectmen. Streets that are obviously in alignment with streets already existing and named, shall be given the name of the existing street. Names of new streets shall not duplicate or closely approximate those of existing streets.

- Section 3. All street intersections shall be at angles as close as ninety (90) degrees as possible. In no instances shall street intersections be at an angle less than sixty (60) degrees.
- Section 4. The curb line radius at street intersections shall be at least 25 feet. Where the angle of the street intersects is less than ninety (90) degrees, a longer radius may be required.
- Section 5. Except where topographic or other conditions make a greater length unavoidable, cul-de-sacs, or dead-end streets shall not be greater in length than 800 feet. They shall be provided at the closed end with a turn-around, having a property line diameter of at least 100 feet and a traveled way radius of at least 35 feet. (Note: An optional T-shaped turn-around may also be permitted.) The use of a T-shaped turn-around will be permitted as an alternative. In the latter case, the turn-around shall be at least 24 feet wide, 40 feet long and shall be located between 50 and 100 feet from the end of the street. All dimensions cited for the T-shaped turn-around are for the traveled way.
- Section 6. Minimum and maximum street grades shall be as follows:
- a. Major streets - Minimum 0.5%; maximum 5.0%
 - b. Collector Streets - Minimum 0.5%; maximum 8.0%
 - c. Local Streets - Minimum 0.5%; maximum 12.0%
- Section 7. All streets shall have a minimum road crown of one-fourth inch per foot (1/4" per 1').
- Section 8. Drainage. Adequate provision shall be made for disposal of all surface water and underground water through ditches, culverts, underdrains, and/or storm water drainage systems. Provisions must be made for natural water courses.

- a. Catch-basins (of standard design) shall be built where necessary and culverts of proper size and capacity (at least 15 inches in diameter) will be installed at all water courses with necessary headers.
- b. Culverts will be tarred, galvanized, corrugated steel, concrete or aluminum.
- c. Slopes and ditches shall slope away from the shoulders of the road at a ratio of at least four (4) horizontal feet to one (1) foot vertical and never steeper than 2 to 1. In cases where this is not possible or practical as where the roadway cuts through the side of a hill, all cuts shall be made so that adjacent slopes will not slide. The tops and sides of all cuts shall be cleared of all trees, stumps and boulders for an adequate distance so as to prevent such material from sliding into the ditches. Banks will be loamed, seeded and mulched.

Section 9. All streets shall be rough graded to the the full width of the travel way and the shoulders

Section 10. Paving

a. Major & Collection Streets

All major and collection streets shall be paved with a minimum of 2 1/2 inches of hot bituminous pavement. Placement of pavement shall conform with Sections 403.1 - 403.03 of the State of Maine, State Highway Commission, Standard Specifications, Highway and Bridges, Revisions of June 1968.

b. Local Streets

Where local streets are required to be paved, the following procedure shall be followed.

1. The roadway surface shall be primed with a Cut-Back Asphalt MC 250 or its equivalent at the rate of 0.5 gal./sq. yd. and allowed to penetrate a reasonable time.

2. The prime coat shall be sanded evenly with a cover coat of clean sharp sand, free of dirt or clay and other vegetation with no stone larger than one-half inch.
3. The prime coat shall be allowed to cure for a period of 24 to 48 hours.
4. The prime coat shall then be sealed by applying MC 250 Cut-Back Asphalt, or its equivalent at the rate of .35 gal./sq. yd. and sanded with blotter sand in sufficient quantities to allow the traveling public to use the roadway surface.
5. This blotter sand shall be clean and free of dirt, clay or any vegetation with no stones larger than one-half inch.

Section 11. Graveled Surface Streets Certain local streets may be accepted as town ways with gravel surfaces. The Selectmen, with advice from the Road Commissioner and Planning Board, shall review requests for gravel surfaced roads. In reviewing requests for gravel surfaced roads, the following requirements shall be met, in addition to all other design standards.

- a. Existing or projected traffic volumes shall not exceed 50 vehicles per day.
- b. The area has a low development density.
- c. Dust from the road surface will not adversely effect adjacent properties.
- d. The surface materials must support the traffic loads without detrimental deformation.
- e. The surface materials must be capable of withstanding the abrasive action of traffic.
- f. The surface materials shall shed rain which falls on the surface.

- g. The surface material shall possess capillary properties in amounts sufficient to replace the moisture lost by surface evaporation.

Section 12. Sidewalks. The Board of Selectmen shall have the authority to designate whether sidewalks shall be required.

Section 13. Utilities. Longitudinal runs of water and/or sewer mains shall be laid outside of the travel lanes and clear of any present or designated sidewalks. Utility poles shall be so placed that any present or designated sidewalks may be contained within the boundaries of the street or way without obstructions by poles or appurtenances.

Section 14. Minimum Design & Construction Standard

	<u>Item</u>	<u>Arterial</u>	<u>Collector</u>	<u>Local</u>
1.	Minimum Width of Right-of-Way	80'	60'	50'
2.	Minimum Width of Pavement	44'	24'	20'
3.	Minimum Grade	.5%	.5%	.5%
4.	Maximum Grade	5%	8%	12%
5.	Maximum Grade at Intersections	3% within 50' of intersections		
6.	Minimum Angle of Intersections	90°	60°	60°
7.	Width of Shoulders	9'	8'	8'
8.	Minimum Center-Line Radii on Curves	800'	200'	200'
9.	Minimum Tangent Length Between Reverse Curves	300'	200'	100'
10.	Road Base (minimum)	24"	18"	15"
	Sub-Base	18"	12"	8"
	Upper-Base	6"	6"	6"
11.	Paving	2 1/2" ¹	2 1/2" ¹	1" ²
12.	Road Crown (minimum)	1/4"/1'	1/4"/1'	1/4"/1'
13.	Sidewalks (where required)	8"	4"	4"
14.	Dead-End Street (width)			50'
	Length, Not more than			800'
	Radii of Turn-Around at End			100'
15.	Property Line Radii (intersections)	26'	15'	10'
16.	Curb Radii at Intersections (90 degrees)	25'	25'	25'
	Less than 90° degrees intersections	30'	30'	30'
17.	Minimum Distance between Intersections	400'	200'	200'

NOTES; 1 Bituminous hot top 2 Liquid asphalt

Article VI. Inspections

The Road Commissioner or other agent of the Board of Selectmen shall make periodic inspections of streets during construction to ensure that it is in conformance with this Ordinance. He shall make interim reports to the Board of Selectmen or the Planning Board on construction progress when requested.

The Road Commissioner shall make a final inspection upon completion of construction and shall submit a written report to the Board of Selectmen prior to Town Meeting action on acceptance of the proposed street.

Article VII. Variances and Waivers

Section 1. Where the Board of Selectmen finds the extraordinary and unnecessary hardships may result from the strict compliance with these standards or where there are special circumstances of a particular application, it may vary these standards so that substantial justice may be done and the public interest secure.

Section 2. In granting variances and modifications, the Board of Selectmen shall require such conditions as will, in its judgment, secure substantially the objectives of the requirements so varied or modified.

Article VIII. Separability

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court 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.

Article IV. Appeals

An appeal maybe taken within 30 days from the Board of Selectmen's decision on the application, by any party to Superior Court in accordance with Rule 80B. of the Maine Rules of Civil Procedure.

Article X. Amendments

This Ordinance may be amended by a majority vote of Town Meeting. Amendments may be initiated by a majority vote of the Board of Selectmen or by request of the Planning Board to the Selectmen or on petition of 10% of the votes cast in the last gubernatorial election in the town. The Board of Selectmen shall conduct a public hearing on any proposed amendment.

Article XI. Definitions

In general, words and terms used in this Ordinance shall have their customary dictionary meanings. More specifically, certain words and terms used herein are defined as follows:

Major Streets: These are streets that carry "through traffic" from community to community, or to and from major traffic generators within a community.

Collector Streets: These are streets which carry traffic to and from the major streets to the local access streets. This street also provides access to business, commercial and industrial areas.

Local Streets: These are streets which provide access to residential properties where through traffic is undesired.

