

# TOWN OF ANSON

## ROAD DESIGN STANDARDS ORDINANCE

### **I. Title**

This Ordinance shall be known as the Town of Anson Road Design Standards Ordinance and will be referred to as "this Ordinance".

### **II. Authority**

This Ordinance is adopted pursuant to the provisions of M.R.S.A. Title 30-A, Section 3001.

### **III. Purpose**

- A. To establish minimum specifications for the design and construction of lanes and roads.
- B. To establish minimum requirements for a road and a lane to qualify for Town acceptance.
- C. To ensure that safe and sufficient access is provided to all new development within the Town.

### **IV. Applicability**

This Ordinance shall apply to the design and construction of all lanes and roads in the Town of Anson.

### **V. Effective Date**

This Ordinance takes effect upon enactment by the Town Meeting: March 4, 2006

### **VI. Conflicts with other Ordinances**

Whenever this Ordinance conflicts with or is inconsistent with another provision of this Ordinance or any other ordinance, regulation or statute, the more restrictive provision shall control. This ordinance is designed to complement applicable State laws and Anson Ordinances.

### **VII. Validity and Severability**

Should any section or provision of this ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this Ordinance.

### **VIII. Amendments**

Amendments to this Ordinance may be initiated by a majority vote by the Board of Selectmen, or by written petition by the number of voters equal to at least 10% of the number of votes cast in

the Town in the last gubernatorial election. An amendment to this Ordinance may only be adopted by majority vote of a Town Meeting. The Board of Selectmen shall conduct a public hearing on any proposed amendments prior to the Town Meeting.

**IX. Administration and Enforcement**

- A. The standards contained in this Ordinance apply to all driveways, common driveways, lanes and roads within the Town initiated after the effective date of this Ordinance. The Planning Board and the Code Enforcement Officer shall apply the applicable requirements established in this Ordinance for any driveway, common driveway, lane or road proposed under the authority of the Anson Shoreland Zoning Ordinance, Anson Floodplain Management Ordinance, any other applicable ordinances that may be adopted by the Town of Anson, and any applicable State statutes.
- B. The Code Enforcement Officer is hereby authorized to enforce specific provisions of this Ordinance as they apply to review and permits obtained under the aforementioned ordinances.
- C. The Road Commissioner shall be responsible for issuing all Access/Driveway Entrance permits as prescribed in this Ordinance and for conducting inspections as authorized by this Ordinance.
- D. The Board of Selectmen shall be responsible for monitoring the use of this Ordinance, for proposing revisions to the Ordinance as necessary, for ensuring that this Ordinance is properly enforced, and for administrating the road acceptance application process.

**X. Road and Access Categories**

- A. All new developments, structures and buildings located in the Town of Anson shall have access to a public way provided by one or more road and access categories described below. The type of access shall be selected according to the number of dwelling units or anticipated vehicular trips. All roads, regardless of whether they are proposed for public acceptance, shall conform to the standards established in this Ordinance.
- B. Categories:
  - 1. Driveway may serve not more than 1 residential dwelling. The estimated daily vehicular trips shall not exceed 10 trips. A driveway is not eligible for public acceptance.
  - 2. Common Driveway may serve no more than 4 residential dwellings. The estimated daily vehicular trips shall not exceed 40 trips. A common driveway is not eligible for public acceptance.
  - 3. Lane may provide access for up to 8 residential dwellings. The estimated daily vehicular trips shall not exceed 80 trips. A lane may be eligible for public acceptance if it meets the standards for a road except for travel way width.
  - 4. Road is designed for more than 8 residential dwellings and all other types of uses not herein described.
  - 5. Other types of access:  
The access category for all commercial and non-residential uses shall be based upon the daily vehicular trips estimated for the particular use.

- C. Options:  
Nothing shall prohibit a person from designing and building an access way to meet a category in excess of the current anticipated use.
- D. Future Upgrades:  
All new roads and access ways constructed after the effective date of this Ordinance may not serve new development that would exceed the capacity of the road or access category in which they were constructed unless the road or access way is expanded as necessary. Nothing in this Ordinance shall be implied to mean that the Town of Anson is required to upgrade a road or access way to meet any new development or traffic demand.

## **XI. Application Requirements for a lane or road**

- A. Plans drawn to scale showing the dimensions and details of the road or lane including, at a minimum, the following:
1. Road and profile drawings at a scale of one inch equals 50 feet horizontal and one inch equals 5 feet vertical,
  2. A plan profile of the road centerline with cross sections at 50 foot intervals and at each culvert,
  3. The direction north and date of magnetic bearing,
  4. The right-of-way lines in relation to monuments,
  5. Dimensions, both lineal and angular, necessary for locating boundaries, subdivision lots, easements and building lots,
  6. All lots abutting the right-of-way and the owners of record,
  7. All natural waterways and watercourses and wetlands within the right-of-way as well as on land contiguous of said road within 100 feet each side,
  8. Location of all culverts and stormwater features,
  9. Maine Registered Professional Engineer's seal,
  10. The location of all land use district boundaries,
  11. Location and type of all erosion control measures,
  12. Construction details of the road way,
  13. All other information necessary to show compliance with this Ordinance.

## **XII. Construction Standards**

- A. General Requirements:
1. All roads proposed for public acceptance shall meet the requirements contained in Section XII.
  2. All roads not proposed for public acceptance shall develop a road maintenance plan that outlines how the road is to be maintained and improved in the future. The plan shall at a minimum require mandatory membership in a road association that has the authority to raise funds and conduct maintenance. Roads that are

planned to be set forth for public acceptance shall also create a road maintenance plan to be effective until the road is approved for acceptance at a Town Meeting.

3. All driveway entrances, common driveway entrances, lanes and roads shall be inspected according to the provisions of this Ordinance.
4. All drainage features at the intersection with the existing Town Road shall be approved by the Road Commissioner.
5. All water lines and sanitary lines shall be located and separated as prescribed by the Department of Environmental Protection or applicable State Standards. Utility poles shall be placed a minimum of 20 feet from the road centerline or 5 feet beyond the flow line of the ditch.
6. Whenever it is required to alter an existing water course, a drainage easement shall be secured from the property owners affected. Wherever any roadway construction or design features cannot be placed entirely within the road right-of-way, easements shall be secured from abutting property owners. All drainage easements, if required, shall be secured from abutting property owners.
7. "T" intersections formed on opposite sides of the same road shall not be closer than 200 feet, center line to center line.
8. All necessary State and Federal permits shall be obtained by the applicant.
9. All dead-end roads and lanes shall have a turn-around as described in Appendix A.

B. Minimum Construction Standards for Lanes and Roads

1. Lanes and roads shall comply with the minimum specifications contained in subsection C.
2. The graded areas between ditches shall be cleared of all stumps, roots, bushes, topsoil, and perishable materials including trees and large rocks.
3. All ledge shall be removed to a minimum depth of one foot below subgrade.
4. All developed areas of the road section shall be located within the right-of-way or deeded slope easement, including cut and fill slopes over cross culverts, and in no case shall the edge of the shoulder be less than 8 feet from the side boundary of the right-of-way.
5. Culverts shall be coated steel or recognized equivalents accepted by the Maine Department of Transportation. Roadway culverts shall not be less than 12 inches in diameter for road crossing. All other stormwater drainage features shall be designed according to a stormwater plan.

C. Minimum Specifications

Minimum Specifications	Road	Lane
Right-of-way	66 feet	66 feet
Travel Way	24 feet	18 feet
Shoulder	2 feet	2 feet
Base Gravel (MDOT type D not to exceed 6 inches diameter)	15 inches	15 inches
Surface Gravel (MDOT type A no greater than 2 inches diameter)	3 inches	3 inches
Bituminous Surface Base, MDOT type B Surface, MDOT type D	2 inch base 1 inch surface	n/a
Roadway Crown	½ inch per foot	1/4 inch per foot
Maximum Grade	8%	9%
Minimum Grade	0.5%	n/a
Minimum Intersection	90	75
Minimum Length Radius	100 feet	n/a
Minimum Tangent Length	100 feet	n/a
Shoulder Grade	1/4 inch per foot	1/4 inch per foot
Maximum Grade within 75 feet of intersection	3%	3%
Minimum ditch back slope	2 to 1	2 to 1
Minimum ditch fill slope	3 to 1	3 to 1
Elevation below centerline	34 inches	34 inches
Min. Radius w/o superelevation	280 feet	175 feet
Min. Radius with superelevation	175 feet	110 feet

### **XIII. Mobile Home Park Roads**

Mobile home park roads shall be built according to the following standards:

- A. Roads shall be built according to acceptable engineering standards. Roads shall be designed by a Maine Professional Engineer in accordance with standards established by the Manufactured Housing Board.
- B. The minimum right-of-way width shall be at least 23 feet and shall be paved with a minimum of 2 inches of hot bituminous base course.
- C. Roads shall comply with MDOT minimum safety standards applicable to intersections with public ways adjacent to the mobile home park.
- D. Mobile home park roads are not eligible for public acceptance unless they conform to the applicable standards for a road or lane as contained in this Ordinance.

### **XIV. Public Acceptance Procedure**

- A. All roads and lanes proposed for public acceptance shall comply with the procedures and requirements of this Section.
- B. Roads are eligible for public acceptance. Lanes are eligible for public acceptance if they comply with all of the specifications for a road except for road travel width.
- C. The Board of selectmen with the assistance of the Road Commissioner shall review all proposals for road acceptance and shall make a recommendation to the Town Meeting. The Town shall accept roads only by a vote of the Town Meeting.
- D. A road shall not be eligible for public acceptance unless it complies with all of the requirements of this section.
- E. The Board of Selectmen shall determine that a road is eligible for public acceptance only after it conforms to the following:
  - 1. The road complies with all of the requirements of this Ordinance.
  - 2. The road has bituminous surface according to the specifications for a road.
  - 3. The road has been designed and constructed according to the plans developed by a professional engineer.
  - 4. The Road Commissioner and other appropriate municipal officials have inspected the road and deemed it in compliance with this Ordinance.
  - 5. A performance bond, if required by the Planning Board, has been obtained and the bond has been released by the Town.
  - 6. The road has been inspected by a professional engineer and certified to have been constructed according to the requirements of this Ordinance and the road plan.
- F. If the Board of Selectmen determine that the road conforms to all applicable standards they shall hold a public hearing to discuss the road acceptance. The Board of Selectmen may vote to recommend to the Town that the road be considered for public acceptance.

The Board of Selectmen shall propose a suitable Town Meeting warrant article for consideration if the road meets all the appropriate standards.

- G. Conveyance of the right-of-way to the Town shall be by warranty deed with metes and bounds description. Permanent markers shall be placed at each point defined in the description.

## **XV. Driveway Entrance Permits**

- A. The Road commissioner is responsible for reviewing driveway entrances on Town maintained roads for any parcel of land which agricultural or timber-harvesting uses will be conducted or on which will be built a new structure for a residential, commercial, or industrial unit.
- B. A driveway entrance permit will be required for new entrances (constructed) on Town maintained roads from the effective date of this Ordinance. There will be no fee for the Permit.
- C. Driveway Entrance Permit Standards
  1. Sight distance in each direction is equal to or greater than 10 times the posted speed limit for the section of the road where the driveway entrance is located.
  2. A new culvert, if required as determined by the Road Commissioner, shall be new, of approved material, at least 12 inches in diameter, and installed with a minimum of 3 feet of cover material.
  3. Inlet and outlet ditches are constructed in such a manner as to prevent ponding of the road drainage and slope ratios shall be consistent with existing ditches.
  4. Erosion control measures shall be used at the entrance site.
- D. The landowner is responsible for constructing the driveway entrance per the standards contained in this Ordinance. When the Road Commissioner determines a change to these standards is warranted due to site conditions, he may require, as applicable, the trimming of vegetation, installation of drainage, installation of larger culverts, or additional ditching.
- E. Driveway Entrance Permits will not be issued until all installation standards are met.
- F. The Town will maintain the culverts at driveway entrances for which the Road Commissioner has granted a permit.
- G. Driveways entering the road from higher grade than the road shall terminate the driveway slope at the ditch line so that any driveway surface drainage can readily enter the ditch. The roadway slope (1/2 inch per foot) shall be maintained to the ditch line.

## **XVI. Waivers**

Where the Board of Selectmen finds that extraordinary and unnecessary hardship may result from strict compliance with this Ordinance or where there are special circumstances of a particular site, they may vary these standards provided that such waivers are not contrary to good design, public health, safety and general welfare of the public. In granting a waiver, the Selectmen shall place reasonable conditions on the modified proposal, as they deem necessary, to ensure that the objectives of this Ordinance are met. In no case shall the requirements specified in this Ordinance for gravel and paving thickness be reduced or waived.

## **Town of Anson**

### **Road Construction Standards**

#### **I. Purpose**

The purpose of this "Road Construction Standards" is to define the minimum construction standards for a road to be recommended by the Board of Selectmen for acceptance as a town way. These standards will help insure that new roads accepted by the Town will not require immediate repairs and maintenance.

#### **II. Minimum Construction Standards**

1. Right of way width: 66 feet
2. Travel way: 24 feet
3. Base gravel: 15" thick, 6 inch minus
4. Surface gravel: 3" thick, 2 inch minus
5. Roadway crown: ½" per foot
6. Minimum ditch fill slope: 3 to 1
7. Minimum ditch back slope: 2 to 1
8. Ditch elevation below centerline: 34 inches
9. Culverts: 12" minimum diameter, made of approved material, minimum 3 feet of cover recommended
10. The graded areas between the ditches shall be cleared of all stumps, roots, bushes, topsoil, trees, large rocks, and perishable materials.
11. All ledge shall be removed to a minimum depth of one foot below subgrade.

#### **III. General Requirements**

1. Utility poles shall be placed 25 feet from the road centerline or 5 feet beyond the flowline of the ditch.
2. Water and sanitary lines shall be located and separated as prescribed by applicable State standards.
3. Drainage easements shall be secured from abutting property owners.
4. Whenever any roadway construction or design feature cannot be placed entirely within the road right-of-way, easements shall be secured from abutting property owners.
5. All necessary State and Federal permits shall be obtained by the applicant.
6. Dead-end roads shall have a turn-around as approved by the Road Commissioner.

7. Conveyance of the right-of-way to the Town shall be by warranty deed with metes and bound description. Permanent markers shall be placed at each point defined in the description.
8. Driveways entering the road from higher grade than the road shall terminate the driveway slope at the ditch line so that any driveway surface drainage can readily enter the ditch. The roadway slope (1/2 inch per foot) shall be maintained to the ditch line.

#### IV. Public Acceptance Procedure

1. Owner(s) of the road submit written proposal to the Board of Selectmen requesting consideration for public acceptance.
2. Owner(s) submit documentation that the road meets the minimum standards as defined in this document.
3. The Board of Selectmen with the assistance of the Road Commissioner shall review the proposal.
4. If the Board finds that the road complies with all of the requirements of this document, the Board may place an article on a Town Meeting Warrant and make a recommendation to the Town Meeting.
5. All road work must be completed and deeds and easements signed prior to presentation to the Town Meeting.
6. The Town shall accept roads only by a vote of the Town Meeting.

#### V. Waivers

Where the Board of Selectmen finds that extraordinary and unnecessary hardship may result from strict compliance with these standards or where there are special circumstances of a particular site, they may vary these standards provided that such waivers are not contrary to good design, public health, safety and general welfare of the public. In granting a waiver, the Board shall place reasonable conditions on the modified proposal, as they deem necessary, to ensure that the objectives of these standards are met. In no case shall the requirements specified herein for gravel thickness be reduced or waived.

