

SUBDIVISION REGULATIONS
FOR THE
TOWN OF SANGERVILLE, MAINE
EFFECTIVE ~~JANUARY 1~~, 1990
JUNE 6,

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SECTION I
INTRODUCTIONS

ARTICLE 1.

A. AUTHORITY:

These regulations have been prepared in accordance with the provisions of Title 30A, M.R.S.A., Section 4401, subsection 2.

B. TITLE

These regulations shall be known as "Subdivision Regulations of the Town of Sangerville".

C. PURPOSE

The purpose of these regulations are to assure the comfort, convenience, safety, health and welfare of the people of the Town of Sangerville, to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Sangerville, Maine, the Planning Board shall consider the following criteria and before granting approval shall make findings of fact that the provisions of these regulations have been met and that the proposed subdivision will meet the guidelines of Title 30A M.R.S.A. 4401, Section 3. The subdivision:

1. will not result in undue water or air pollution. In making this determination, the Board shall at least consider elevation of the land above sea level and its relation to the flood plains; the nature of soils and subsoils and their ability to adequately support waste disposal; the slope of the land and its effect on effluents;
2. has sufficient water available for the reasonably foreseeable needs of the subdivision;
3. will not cause an unreasonable burden on an existing water supply, if one is utilized;
4. will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that dangerous or unhealthy conditions may result;
5. will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;
6. will provide for adequate solid and sewage waste disposal;

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7. will not cause an unreasonable burden on the ability of the municipality to dispose of solid waste and sewage if municipal services are to be utilized;
 8. will not have an undue adverse affect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shore line;
 9. is in conformance with the duly adopted subdivision regulations or ordinance, comprehensive plan, development plan or land use plan, if any.
 10. the subdivider has adequate financial and technical capacity to meet the above stated standards.
 11. whenever situated in whole or in part, within 250 feet of any pond, lake, river, or tidal waters, will not adversely affect the quality of the body of water or unreasonably affect the shoreline of that body of water;
 12. will not alone or in conjunction with existing activities, adversely affect the quality or quantity of the ground water;
 13. all principal structures within the subdivision shall be constructed with their lowest flood, including the basement, at least one foot above the 100 year flood elevation.

D. JURISDICTION

The ordinance shall pertain to all land within the boundaries of the Town of Sangerville.

E. DEFINITIONS

The words aand terms of the definitions used in these regulations shall have their dictionary meanings. Certain words and terms have been clarified and are as follows:

Authority: The power granted to the Town of Sangerville to formulate this ordinance under M.R.S.A. Title 30-A 2151-A and in concert with the Sangerville Comprehensive Plan.

Board: The Sangerville Planning Board, formed in 1987 as the Municipal reviewing authority for the Town of Sangerville under Maine State Law, Title 30.A M.R.S.A. 1917.

Bog: As described under the Natural Resource Protection Ordinance as Wetlands that are ten contiguous acres or larger.

Cluster Subdivision: A subdivision in which the lot sizes may be reduced in order to preserve open spaces and natural landscaping characteristics and are owned in common by the subdivision association or management.

Completed Application: An application submitted to the Board is complete when all materials required by the Board pursuant to this ordinance have been met when all fees due the Town of Sangerville and the Planning Board have been paid.

Comprehensive Plan: The master plan for the future of the Town of Sangerville, also an overall plan for land use regulation policy and development.

Contiguous Lots: Lots which adjoin at any point or lots that are separated by a body of water less than fifteen feet in width.

Development: An area that has site improvements, including the following: buildings, landscaping, roads, streets, parking areas.

Driveway: An access for vehicles serving two or less units of housing or areas contemplated for housing.

Dwelling: A building used for habitation which is separated and distinct from other buildings and contains living areas, kitchen area, or a section used for cooking, bathing and sanitary facilities.

Final Plan: The final plan and drawings which are presented to the Board for their approval and are to be used for filing the subdivision with the Registry of Deeds.

Flood, 100 Year: The highest level of water that on average will occur every 100 years and has a 1% chance every calendar year.

Normal High Water Mark: The line on the shore or bank on wetland water areas that is apparent due to the changing soils and vegetation associated with the area and fitting the criteria as wetland vegetation which includes but is not limited to the following herbage, wild rice, cranberries, red maple, pines, cedars, alders, oaks, upland grasses, marsh grasses, water lilies, pond lilies, cattail, wintergreen, lady slippers. In areas where the determination of the high water line can not be clearly determined due to erosion or other causes to mask clearly the water line, it may be estimated in the determination of the plant life.

Industrial Park: An area zoned for development of industry and that is managed as an area with provisions for common services for all units of the development.

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- Land Subdivision:** A subdivision as defined by Title 30 A.
- Monument:** A marker to determine the lot boundaries, made from granite, iron pin or wood.
- Net Residential Acreage:** The total acreage available for the subdivision as shown on the proposed subdivision plan, less the area for roads and streets.
- Net Residential Density:** The average number of dwelling units per net residential acre.
- Person:** Means any natural person or persons an association, organization, partnership, trust corporation, or any other legal entity..
- Planned Housing Development:** Any development where housing is to be included as part of the whole of the subdivision.
- Preliminary Plan:** The preliminary drawings indicating the proposed layout of the subdivision to be submitted to the Board for its review.
- Recording Plan:** A copy of the final plan that is to be recorded at the Piscataquis Registry of Deeds and information that is relevant to the transfer of interest of the property or parts thereof, such as water lines, sewer lines, culverts and building lines.
- Re-Subdivision:** The division of an existing subdivision or any change or changes in the plan for an approved subdivision which affects the lot lines.
- Solar Energy Systems:** A design or an assembly consisting of a solar energy collector, energy storage and components thereof for the distribution of energy gathered from the sun.
- Street:** Public or Private ways such as roads, avenues, streets, highways and all other rights-of-way.
- subdivision:** The division of a tract or parcel of land into three or more lots within any five-year period, which begins after September 22nd, 1971, whether accomplished by sale, lease, development, buildings or otherwise, provided that a subdivision accomplished by a devise, condemnation, order by a court, gift to a relative by blood or marriage or adoption, unless the intent or transfer of any interest in land to the owner of the abutting thereon, shall not be considered to create a lot or lots for the purpose of these regulations.
- Subdivision Major:** Any subdivision containing more than four lots or dwelling units, or any subdivision containing a proposed road.

Subdivision Minor: Any subdivision containing four lots or dwelling units or less, and in which no road is proposed to be constructed.

Three To One Rule: For each one foot of lot frontage, there may not be more than three feet distance in depth.

Tract: All contiguous land in the same ownership, whether or not the tract is separated at any point by an intermittent or a non-navigable stream, or private road established by the abutting landowner.

SECTION II GENERAL PROVISIONS

ARTICLE 2.

A. ADMINISTRATIVE REGULATIONS

1. The Planning board of the Town of Sangerville, hereinafter called the Board, shall administer this ordinance.
2. Whenever any subdivision is proposed or before any contract for the sale of or offer to sell such subdivision or any part thereof shall have been negotiated and before any permit for the erection of a structure shall be granted, the subdividing owner or his agent shall apply in writing to the Board for approval of such subdivision.
3. No transfer of ownership shall be made of any land in a proposed subdivision until a Final Plan of such subdivision has been approved by the Board nor until a duly approved copy of such Final Plan has been filed with the Town Clerk.
4. Where strict conformity to the Subdivision Regulations would cause undue hardship or injustice to the owner of land and a subdivision plan is substantially in conformity with the requirements of this ordinance the Board may consider waiver of some aspects of this ordinance provided that the spirit of the regulations and the public convenience, health, and welfare will not be adversely affected. A vote on any waiver of the requirements of these regulations shall be taken, stating the specific reason(s) for the same.

5. No utility installations, no grading or construction of roads, no grading of land or lots, and no construction of buildings shall be done on any part of the land or lots within a subdivision until a Final Plan of such subdivision shall be duly prepared, submitted, reviewed, approved and endorsed as provided in these regulations, nor until an attested copy of a final plan so approved and endorsed has been duly recorded in the Piscataquis County Registry of Deeds.
6. Whenever the Planning Board finds it necessary to hire professional consulting services to assist in its review of an application for a Minor Subdivision Final Plan or a Major Subdivision Preliminary Plan, the applicant shall pay a reasonable fee necessary for such services. The board shall provide the applicant with notice of its intent to require such a fee, the purpose of the fee and its approximate amount. The applicant will be given an opportunity to be heard on the purpose and amount of the fee before the Planning Board. After either being heard or waiving the right, the applicant shall pay the fee or appeal payment of the fee to the Board of Appeals. Irrespective of any other provision of these ordinances or the Sangerville Land Use Ordinance, the Planning Board shall not accept the application as complete if the applicant fails to pay the fee or appeal the fee determination. If the applicant appeals payment of the fee to the Board of Appeals, that Board shall decide whether the fee is reasonable for the purpose found necessary by the Planning Board. The fee shall be placed in an interest bearing account in the Town's name. The money, including accrued interest, remaining in the account and which has not been spent or appropriated shall be returned to the applicant within 30 days after the Planning Board issues its final decision.

B. PENALTIES:

Any person who conveys or agrees to convey any land by reference to a plot which has not been approved as required by this ordinance and recorded by the proper register of Deeds, shall be punished by a fine of not less than \$100. and not more than \$2,500. for each lot conveyed or agreed to convey, for each day on each lot, except that nothing herein contained shall be deemed to bar any legal or equitable action to restrain or enjoin any act in violation of these regulations.

SECTION III
PRELIMINARY AND FINAL PLAN

ARTICLE 3

A. PRELIMINARY PLAN

1. A tentative request for approval of a subdivision shall be accompanied by a Preliminary Plan which shall show existing streets and boundary lines and shall be at a scale of not more than 100 feet to the inch (100'/''). except that a supplementary map showing the relationship of the parcel of land to be subdivided to other properties and roads may be at a scale of not more than 500 feet to the inch (500'/''). If, in the opinion of the Board, a topographic map is necessary for determining the most suitable layout of the tract to be subdivided such a topographic map may be required by the Board, with appropriate cost paid by the developer.
2. An application for approval of a Preliminary Plan shall be considered at a regular meeting of the Board within 30 days of receipt of such application. The Board shall after such consideration and within 30 days of receipt of an application and Preliminary Plan, issue a written statement informing the subdivider or his agent of approval, disapproval or conditional approval and of any changes required and the character and extent of required public improvement.
3. Within not more than 12 months after issuance of such preliminary approval the subdivider or his agent shall submit a Final Plan and street profiles.
4. Application for approval for the Final Plan shall be submitted in writing to the Planning Board at least seven days prior to the meeting at which it is to be considered.

B. FINAL PLAN

1. A request for final approval of a subdivision shall be accompanied by a Final Plan of such subdivision legibly and clearly drawn in ink at a scale of one hundred feet to the inch (100'/'') on a stable base material suitable for reproduction and four dark line copies. Size of sheets shall not measure more than two feet by three feet (2' x 3'). A Final Plan shall show:

a) Identification:

The name of the subdivision, location and boundaries of the land to be subdivided, scale, north arrow, date, name and address of the record owner, subdivider, designer and Book _____ and Page _____.

b) Lines:

Street lines, lot lines and reservations for public purposes including public utilities, drainage and other easements. Bearings on all lot lines and monuments on all corners or angle points of lots. All lines shall be blazed.

c) Dimensions:

All dimensions in feet and decimals of feet.

d) Lots:

Lines and dimensions, with numbers and lot letters in accordance with the prevailing policy on existing tax maps.

e) Monuments:

Reference monuments on all street corners and angles and street lines wherever, in the opinion of the Board such monuments are necessary to properly determine the location on the ground.

f) Parks and Open Spaces:

Designation of the location, size planting and landscaping of such parks, esplanades and open spaces as are required by the Board.

g) Certification:

The seal of a licensed engineer or certificate by a land surveyor attesting that such Final Plan is substantially correct.

h) Topographic Map:

Based on datum plane established by United States Geodetic Survey at contour interval required by the Planning Board, if required by the Planning Board.

i) Streets:

Names, cross-sections at 100-foot stations or as required by the Planning Board and profile at center line and side lines, all elevations based on datum plane established by U.S.G.S.

Street widths of right-of-way and pavement, radii of all curves, walks, curbs, gutters, culverts, etc.

j) Drainage, Existing and Proposed: =

1. Kind
2. Location
3. Profile, cross-sections and invert elevations.

k) Sanitation, Existing and Proposed:

1. Location, size, profile, cross-sections, elevations and inverts of sanitary sewers, or
2. Description, plan, location and dimensions of other means of sewage disposal, with evidence of soil suitability, including percolation tests and classification of soil types suitable for on-site sewage disposal.

l) Water Supply and Other Utilities:

On and adjacent to the tract showing location, proposed connections, types and size of water and gas lines, locations of fire hydrants, electric and telephone poles and conduits and street light standards.

m) Location of Special Features:

Natural and man-made, affecting the subdivision or giving it character, such as bodies of water, streams and water courses, swamps and marshes, wooded areas, specimen preservable trees, houses, barns, shacks and other significant features.

n) Sites:

Sites, if any, to be reserved or dedicated for parks, playgrounds or other public uses.

o) Sites:

Sites, if any, for multi-family dwellings, shopping centers, churches, industry or other non-public uses exclusive of single-family dwellings.

p) Proposed Public Improvements:

Highways or other major public improvements planned by public authorities for future construction on or near the site.

q) Site Data:

Including number of residential lots, typical lot size and acres in parks, etc.

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- r) The Final Plan shall have specific section for a heading for Planning Board approval and signature. It shall be labeled FINAL PLAN, SANGERVILLE PLANNING BOARD, APPROVAL DATE and space for five signatures.
2. A final Plan shall be accompanied by certification either by a duly authorized engineer or by the Building Inspector of the Town of Sangerville or both, as required by the Board, that the design of the sewer and water facilities and streets and utilities in the proposed subdivision conform to the requirements of this ordinance. The cost of the inspection shall be borne by the developer or subdivider.
 3. The subdivider shall file with the Board at the time of submission of the Final Plan. 1) a bond in an amount sufficient to cover the cost of the construction of streets, approved as to form and surety by the Sangerville Town Attorney, and conditioned upon the completion of such streets within two years of the date of such bond. 2) or, cash placed in escrow for the above as the Planning Board shall require.

The Board may at its discretion waive the above requirements to post bond or cash in escrow and grant conditional approval providing that no lots shall be sold until specified streets together with the necessary sanitary improvements are satisfactorily constructed within three years of the date of such conditional approval. A release of conditions shall be executed and delivered to the subdivider following satisfactory completion of the specified streets and other required improvements.

4. The Final Plan shall be accompanied by the following required documents:

a) Warranty Deed:

Conveying to the Town all streets, right-of-way, and any sites for public use in fee simple, free from all encumbrance.

b) Protective Covenants:

In form for recording.

c) A statement from the Appropriate Water Department:

Outlining the basis on which the Department will supply water and approving the size and location of mains, valves, and hydrants proposed.

d) A Statement from the Guilford and Sangeville Sewer Board: Spelling out conditions for provision of sanitary or storm sewers required of the subdivider and the acceptability of the subdivider's sewer plans.

e) Written Approval of the Fire Chief:

Of the number, size and location of the hydrants proposed.

f) Fees:

The basic fee of \$200.00 up to three lots, then \$50.00 per lot up to a total of 50 acres. All land area over 50 acres will be charged at \$10.00 per acre.

g) Other Data:

The approval of a Final Plan shall be attested on the original and one copy by signature of a majority of members of the Board. Additional copies as requested by the Board at the developers expense.

5. The Board shall consider a Final Plan at a regular meeting within thirty days of the submission of such Final Plan.
6. The Board may before final approval or disapproval of a Final Plan hold a public hearing on such a plan.
7. The approval of a Final Plan shall be attested on the original and one copy by signature of a majority of members of the Board. Additional copies as requested by the Board at the developers expense.
8. Failure of the Board to issue approval or conditional approval within forty five days constitutes disapproval.
9. One copy of the Final Plan shall be retained by the Board. The original shall be recorded in the Piscataquis County Registry of Deeds by the developers and a copy of the recorded plan shall be returned to the Town at the developers expense. Any subdivision plan that is not recorded in the Piscataquis County Registry of Deeds within 60 days of signing of the final plan shall be null and void.

SECTION IV
GENERAL REQUIREMENTS AND DESIGN STANDARDS
FOR SUBDIVISION PLAN

ARTICLE 4

A. GENERAL REQUIREMENTS

1. Subdivision Plan shall conform to Comprehensive Plan and Zoning Ordinance.

Any proposed subdivision shall conform to the substance and intent of the Town's Comprehensive Plan and to the Town's Zoning Ordinance.

2. Retention of Proposed Public Sites

When a proposed public building, site, park, playground, or other land for public use is located in whole or part in the subdivision, the Planning Board may require that, as a prerequisite to plan approval, such sites shall be preserved by the subdivider for acquisition by the appropriate public agency.

4. Preservation of Natural Features

The Planning Board may require that a proposed subdivision plan preserve such natural features as trees, streams, water courses and scenic views. The street and lot layout shall be adapted to the topography. Extensive grading and filling shall be avoided as far as possible.

5. Land Not Suitable for Housing

Land susceptible to flooding and land not suitable for housing or street development and land which may be hazardous to life, health or property shall not be accepted as part of a subdivision for residential purposes, but may be used with the approval of the Board for parks, playgrounds or other open-space uses.

6. Easements for Natural Drainage Ways

Where a subdivision is traversed by a natural water course, drainage way, channel or stream there shall be provided a storm-water easement or drainage right-of-way conforming substantially with the lines of such water course and such further width or construction, or both, as will assure that no flooding occurs and all storm-water can be disposed of properly. Parallel streets or parkways may be required in connection therewith.

7. Additional Requirements

Street trees, ^{level open space.} ~~esplanades~~ ^{ROADWAY.} and open green spaces may be required at the discretion of the Planning Board, Where such improvements are required, they shall be incorporated in the Final Plan and execute by the subdivider as construction of the subdivision progresses.

Article 4

B. STORM DRAINAGE CONSTRUCTION

1. Requirements, The Sangerville Planning Board will not approve any Subdivision Plan unless the proposed road and drainage system have been approved I/A/W the herein specifications. Any approval of the final plan including the enclosed regulations and specifications shall not constitute nor be evidence that the municipality will accept any road or easement.
2. Developers shall submit to the Board detailed construction drawings, as a part of the Final Plan, showing the proposed roads in both a plain view as well as cross sections of all proposed roads and any existing roads within 250 feet of any and all intersections. The plan submitted shall also include but is not limited to the following information.
 - a) Date
 - b) Scale of map as well as magnetic North.
 - c) Roadway and right of way limits, including the edge of surface, edge of shoulder, curbing and all sidewalks.
 - d) Center line gradients.
 - e) Cross section and all existing proposed drainage systems and structures as well as their proximity to brooks and streams as well as run-off areas that connect to brooks and streams and natural watercourses. This must include an in depth ascertainment as to the possibility of pollution to the water from the proposed roads.
 - f) Horizontal and vertical, curve data as well as turning radii and center line gradients.
 - g) All overhead as well as underground utilities must be shown as well as their locations and shall include telephone, electric, sewer and water.

- h) When it is the responsibility of the developer to work on Town of Sangerville roads, all plans for improvements must be submitted to the Selectmen, Planning Board Road Commissioner and the Code Enforcement Officer. The expenses connected to the road improvements are the responsibility of the developer and contractual work performed on Sangerville roads shall be designated by the Sangerville Board of Selectmen.
- i) When the final plan is submitted to the Planning Board, the developer shall have stated in the following language on the plan recorded at the Piscataquis Registry of Deeds the following, "All roads located within the subdivision are to remain private roads and shall be maintained by the lot owners or the developer and shall not be accepted by the Town of Sangerville".
- j) Upon a request of a developer to have the Town accept a road as a municipal road, the Board shall immediately forward all plans and requests to the Selectmen and Road Commissioner for their review.

C. STORM WATER RUN-OFF DESIGN STANDARDS.

1. Purpose: To insure that adequate storm drainage and water run-off from the subdivisions shall not impair nor cause damage to both existing roads as well as all proposed roads within the subdivision. There must be provisions within the subdivision to prevent pollution to any streams, brooks or wetland areas and to insure that aquatic life shall not be harmed.
2. Adequate provisions shall be made for the proper disposal of all storm water generated within the subdivision and any drained ground water throughout a management system of swales, culverts, underdrains as well as storm drains. The storm water management system shall be designed to conduct storm water flows to existing watercourses or storm drains.
3. Where a subdivision is traversed by a brook, stream or any water course or surface water drainway, or where the Board feels that the surface water runoff to be created by the subdivision should be controlled, there shall be provided easements or drainage rights of ways with swales, culverts, underdrains or catch basins or other means of channeling the water within the subdivision as well as other properties. The stormwater drainage system shall be designed by a registered professional engineer.
4. Drainage easements for existing water courses or proposed drainage ways shall be provided at a minimum of 30 feet wide conforming substantially with the lines of natural drainage.

5. All components of the storm water management system shall be designed to limit peak discharge to pre-developmental levels for every storm between 2 year and 25 year, 24 hour duration frequencies, based upon the rainfall data for Bangor, Maine. When the subdivision discharges directly to a major water body, peak discharge may be increased from pre-developmental levels, provided downstream drainage structures are suitable.
6. The minimum allowable pipe size for any storm drain shall be 12 inches. Maximum trench width at the pipe crown shall be the outside diameter of the pipe plus 2 feet. All pipes shall be bedded in a fine granular material containing no stones larger than 3 inches, lumps of clay or other organic material, reaching a minimum of 6 inches below the bottom of the pipe extending to 6 inches above the top of the pipe.
7. The storm water management system shall be designed to accommodate upstream drainage, taking into account existing conditions and approved or planned development not yet built and shall include a surplus design capacity of 25% for any potential increase in upstream runoff.
8. Downstream drainage requirements shall be studied to determine the effect of the proposed development. The storm drainage shall not overload existing or future planned storm drainage systems downstream from the development. The developer shall be responsible for financing any and all improvements to existing drainage systems required to handle the increase in storm flows.
9. Catch basins shall be installed as necessary and shall be installed along all curb lines and other places deemed necessary by an engineer.
10. All outlets shall be stabilized against soil erosion by stone, riprap or other tile system to reduce storm water velocity. Whenever the storm drainage system is not within the right of way of a public road, perpetual easements shall be provided to the Town of Sangerville or the Water Board allowing maintenance and improvements to the system.
11. Where the soils are of the type that require a subsurface drainage system, the drains shall be installed and maintained separately from the storm drainage system.

D. STORM MANAGEMENT DRAINAGE CONSTRUCTION STANDARDS:

1. Materials:

- a) Asbestos Cement Pipe: Asbestos cement pipe shall meet the requirements of ASTM Designation C-428 (AASHTO M 189). Pipe classes shall be required to meet the soil and traffic loads with a safety factor of 1.5 on the crushing strength. Joints shall be of the rubber gasket type meeting ASTM Designation D-1869-63, or an approved pre-formed plastic sleeve type.
- b) Corrugated Metal Pipe: Corrugated metal pipe shall be bituminous coated meeting the requirements of AASHTO Designation M 190 Type C for Iron or steel pipe or AASHTO Designation M 196 for aluminum alloy pipe for sectional dimensions and a type of bituminous coating. Pipe gauge shall be as required to meet soil and traffic loads with a deflection of not more than 5%.
- c) Reinforced Concrete Pipe: Reinforced Concrete pipe shall meet the requirements of ASTM Designation C-76 (AASHTO M 170). Pipe class shall be required to meet the soil and traffic loads with a safety factor of 1.2 on the .01 inch crack strength with a class B bedding. Joints shall be the rubber gasket type meeting ASTM Designation C443-70, or of an approved performed plastic joining material. Perforated concrete pipe shall conform to the requirements of AASHTO M 175 for all appropriate diameters.
- d) ABS Pipe: ABS composite pipes and fittings shall conform to the requirements of AASHTO M 264 and AASHTO M 265. Perforated pipe shall conform to the requirements of AASHTO M 36, Type III.
- e) Corrugated Metal Pipe: Corrugated metal pipe shall conform to AASHTO M 252.
- f) Manholes: Manholes shall be of pre-cast concrete, truncated cone section construction meeting the requirements of ASTM Designation C 478 or pre-cast concrete manhole block construction, meeting the requirements of ASTM Designation C 139, radial type. Bases may be cast in place utilizing 3000 PSI 28 day strength concrete or may be of pre-cast concrete, placed on a compacted foundation of uniform density. Metal frames and traps shall be set in a full mortar bed and with tops, shall conform to the requirements of AASHTO M 103 for carbon steel casings. AASHTO M 105, Class 30 for gray iron castings or AASHTO M 183 (ASTM A 283, Grade "B" or better) for structural steel.

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- g) Catch Basins: Catch basins shall be of pre-cast truncated cone section construction meeting the requirements of ASTM Designation C 478 or pre-cast concrete manhole block construction meeting the requirement of ASTM Designation C 139, Radial Type. Casting shall be set in a full mortar bed with tops shall conform to the requirements of AASHTO M 103 for carbon steel casings, AASHTO M 105, Class 30 for Gray iron castings or AASHTO M 183 (ASTM A 283 Grade "B" or better) for structural steel.
2. Drain Alignment: Drain inlet alignment shall be straight in both the Horizontal and Vertical alignment unless specific approval of a curvilinear drain is obtained in writing from the Planning Board, after a consultation with an engineer.
 3. Manholes: Manholes shall be provided at all changes in vertical and horizontal alignment and at all junctions. On straight runs, manholes shall be placed at a maximum of 400' intervals.
 4. Completion: Upon completion, each catch basin or manhole shall be cleaned of debris and matter and shall be kept clean until final inspection.

E. ROAD DESIGN STANDARDS:

1. The standards set fourth shall be met by all roads within the subdivision and shall include, Drainage Systems, Roads, Culverts, Road Shoulders, Curbing and other appurtenances.
2. All roads shall be designed as to discourage through traffic on minor streets within a subdivision designated for residential use.
3. Any subdivision that is located near an area that is zoned for commercial/industrial use in conformity with the Sangerville Comprehensive Plan, the road right-of-way and width of road shall be increased on each side by 1/2 the amount necessary to bring into conformity that road for the standards set fourth for commercial or industrial roads.
4. Any subdivision that is expected to generate an average daily traffic count of 200 trips per day shall have a minimum of 2 road connections with existing town of Sangerville roads.
5. The following design criteria and standards apply to road classifications.

ROAD DESIGN STANDARDS II

ROAD TYPE	MINOR	MAJOR	PRIVATE MINOR	PRIVATE MAJOR
AVERAGE DAILY TRAFFIC	0 - 250	250+	0 - 100	100+
RIGHT OF WAY WIDTH	50'	60'	50'	50'
PAVEMENT WIDTH	20'	22'	18'	20'
SHOULDER WIDTH	2'	4'	2'	2'
AGGREGATE SUBBASE REQUIRED(compacted)	18"	24"	16"	16"
HOT BITUMINOUS PAVEMENT	2"BASE 1"SURFACE	2"BASE 1"SURFACE	N/A N/A	2"BASE 1"SURFACE
ROADWAY CROWN	1/4 PER FT.	1/4 PER FT.	1/2 PER FT.	1/4 PER FT.
MAXIMUM GRADE	8%	6%	8%	6%
MINIMUM ANGLE AT INTERSECTION	75°	90°	75°	90°
MINIMUM CENTER LINE RADIUS AT CURVES	150'	220'	150'	200'
MINIMUM TANGENT LENGTH BETWEEN CURVES	100'	100'	50'	100'

TRIP GENERATION RATES

The following chart shall be used to determine the anticipated daily traffic (ADT) levels of the proposed residential development.

HOUSING TYPE	AVERAGE WEEKDAY TRIP GENERATION
Single Family Detached	10 Trips per Dwelling Unit
Duplex (Twin) Multiplex	8 Trips per Dwelling Unit
Apartments	8 Trips per Dwelling Unit
Mobile Home	8 Trips per Dwelling Unit
Retirement Village	3 1/2 Trips per Dwelling Unit

DESIGN CRITERIA & STANDARDS

ROAD CLASSIFICATION

Description				Private	Ind.
	Aterial	Collector	Minor	Right of Way	Comm
Minimum Right-of Way Width	80'	50'	50'	50'	60'
Minimum Pavement Width	44'	24'	20'	18'	30'
Sidewalk Width	8'	5'	5'	N/A	8'
Minimum Grade	5%	.5%	.5%	N/A	.5%
Maximum Grade*	5%	6%	8%	10%	5%
Minimum Center line Radius	500'	230'	150'	N/A	400'
Minimum Tangent Between Curves of Reverse Alignment	200'	100'	50'	N/A	200'
Roadway Crown	1/4 ft	1/4 ft	1/4 ft	N/A	1/4 ft
Minimum Angle Road Intersection	90°	90°	75°	N/A	
Max Grade within 75' of Intersection	2%	2%	2%	N/A	2%
Minimum Row Radii at Intersection	20'	10'	10'	10'	20'
Minimum Curb Radii at Intersections	30'	20'	15'	N/A	30***
Min Width of Shoulders(both sides)	5'	3'	3'	3'	9'

- * Maximum Grade may be exceeded for 100' or less.
- ** Road intersection angles shall be as close to 90 as possible, but less than the above listed angle.
- *** Should be based on turning radii of expected commercial traffic, but in no case less than 30 feet.

6. The center line of the roadway shall be the center line of the right-of-way.
7. Dead End Roads: All dead end roads shall be constructed to provide a cul-de-sac turn around with the following requirements for radii. Property line 65', outer edge of pavement, 50', inner edge of pavement, 30'. Where cul-de-sac is located in a wooded natural area, there shall be left a stand of trees within the center of the cul-de-sac. In addition the Planning Board may require a reservation of a 20' easement in line with the road to provide for the continuation of pedestrian traffic and utilities to the next street. The Planning Board may also require the reservation of a 50' easement in line with the strept in order to provide a continuation of the road where a future expansion of a subdivision is possible.
8. Site Distances, Intersections and Grades: The grades of all roads shall generally conform to the grade of the terrain, in order to minimize cut and fill while maintaining the standards set forth in Art.10.4,E.

9. All changes in grade shall be connected in verticle curves to provide ~~to provide~~ the following minimum stopping sight distances based on the road design speed.

Design Speed (Mph)	20	25	30	30
Stopping Sight Distance(ft)	125	150	200	250

Stopping distance shall be calculated with a height of eye at 3.5 feet and the height of object at 0.5 feet.

10. Where a new road intersection or driveway curb-cut are proposed, sight distances, as measured along the road onto which traffic will be turning, shall be based upon the posted speed limit and shall conform to the table in this section. Sight distances shall be measured from the drivers seat of a vehicle standing on that portion of the exit with the front of the vehicle a minimum of 10' behind the curbline or the edge of the shoulder, with the height of the eye 3 1/2 feet, to the top of an object 4 1/2 feet above the pavement.

Posted Speed Limits(Mph)	20	25	30	30
Sight Distance(ft)	125	150	200	250

Where necessary, corner lots shall be cleared of all growth and all sight obstructions, including ground excavation, to achieve the required visibility.

11. Cross road intersections shall be avolded whenever possible, the exception to this is shown in the Sangerville Comprehensive Plan.

12. Sidewalks: Sidewalks shall be installed in subdivisions within the towns designated Urban Compact Area, per Sangerville's Comprehensive Plan and shall meet the following minimum requirements.

a) Bituminous Sidewalks:

- 1) The crushed aggregate base course shall be no less than 8" thick.
- 2) The Hot Bituminous pavement surface shall be no less than 2", after compaction.

b) Portland Cement Concrete Sidewalks:

- 1) The sand base shall be no less than 6" thick.
- 2) The Portland Cement Concrete shall be reinforced with 6" square, number 10 wire mesh and shall be no less than 4" thick.

- c) Granite Curbing: Granite curbing shall be installed on a thoroughly compacted gravel base of 6" minimum thickness. Bituminous curbing shall be installed on the base course of the pavement. The specified pavement width above shall be measured between the curbs.

F. ROAD CONSTRUCTION STANDARDS:

1. Preparation:

- a) Before any clearing has started on the road right-of-way, the center lines of the new road shall be staked at 50' intervals.
- b) Before grading has begun, the entire right-of-way shall be cleared of all stumps, roots, brush, bushes and any other unacceptable material. All large boulders and ledge shall be removed from the right-of-way.
- c) All organic material shall be removed from a depth of 2' below the subgrade of the road. On soils that have been identified as not suitable for a roadway, the subsoil shall be removed from the road site to a depth of 2' below the subgrade and replaced with material meeting the specification for gravel aggregate sub-base below.
- d) Except in a ledge cut, side slopes shall be not steeper than a slope of 3' horizontal to 1' verticle and shall be graded, loamed, limed, fertilized and seeded according to the specification
- e) All underground utilities shall be installed prior to any paving to avoid cuts in the pavement. All sewer lines, water service connections and other underground utilities shall be installed to the edge of the right-of-way prior to any paving.

G. BASES AND PAVEMENT:

1. Bases

- a) The aggregate sub-base course shall be sand or gravel of hard durable particles, free from any vegetative matter, lumps of clay and other non conforming substances. The graduation of the part that passes a 3" square mesh sieve shall meet the following requirements.

SIEVE DESIGNATION

PERCENTAGE OF WEIGHT PASSING SIEVES

1/4 INCH	25-70%
NO. 40	0-30%
NO. 200	0- 7%

Aggregate base course shall be sanded or graveled or hard durable particles, free from vegetative matter, lumps of clay and other unacceptable materials. The gradation of the part that passes a 3" square mesh sieve shall meet the following requirements.

<u>SIEVE DESIGNATION</u>	<u>PERCENTAGE BY WEIGHT PASSING SIEVES</u>
1/2 INCH	45-70%
1/4 INCH	30-55%
NO. 40	0-20%
NO. 200	0-5%

Aggregate for the base shall contain no particles of rock exceeding 2" in any dimension.

2. Pavement

- a) Pavement Joints: When pavement joins an existing pavement, the existing pavement shall be cut smooth along the line and form a neat even vertical joint.
- b) A minimum base layer of pavement shall meet the Maine Department of Transportation specifications for plant mix Grade B with an aggregate size no greater than 1".
- c) Minimum standards for the surface layer shall meet the Maine Department of Transportation specifications for plant mix Grade C with an aggregate size no greater than 3/4".

SECTION V UTILITIES

Article 5

A. UTILITIES

1. Easements

Easements for utilities across lots, centered on road or side lot lines, either within or beyond the subdivision, as may be necessary, shall be provided where necessary and shall be at least twelve feet (12') wide.

2. Water Systems

- a) Where possible, water service with fire hydrants shall be obtained from the appropriate public water department.
- b) The minimum water main shall be recommended by the water district and the developer shall be responsible for the cost of installation and supervision by the district to accepted standards.

3. Sanitary Sewerage System

a) Connection with Public Sewerage Systems

Where the public sanitary line is located within 1500 feet of a proposed subdivision at its nearest point, the subdivider shall connect with such sanitary sewer line with a main not less than 8 inches in diameter.

b) Standards

- 1) Any lot within a subdivision shall follow all applicable requirements of the State of Maine, Subsurface Wastewater Disposal Rules. Each such lot shall have a soils test which meets the current requirements under the code.
- 2) Any structure to be erected shall follow all applicable rules under the State of Maine, Internal Plumbing Rules.

3. Electric Power and Telephone System

Whenever practicable the subdivider shall be encouraged to install under ground conduits and other necessary subsurface structures to provide underground power and phone service throughout the subdivision in order to eliminate unsightly utility poles. Such underground structures shall be constructed according to the requirements of the utility company involved.

SECTION VI LOTS

Article 5

A. LOTS

1. Subdividers should review and plan lots under the requirements specified in the Sangerville Lot Size Ordinance.
2. Depth and width of properties reserved or laid out for all purposes shall be adequate to provide for the off-street service and parking facilities for vehicles required by the type of use and development contemplated.
3. Subdividers should consider enlargement of corner lots.
4. All lots in proposed subdivisions shall be provided reasonable access to a public way.
5. Side lot lines shall be substantially at right angles or radial to street lines.

6. Large Lots or Parcels

If a tract of land is subdivided into larger parcels than ordinary building lots, such parcels shall be so arranged as to allow the opening of future streets and logical future resubdivisions.

B. PUBLIC SITES AND OPEN SPACES

Where deemed essential by the Planning Board, upon consideration of the type of development proposed in the subdivision, and especially in large scale neighborhood unit developments, the Planning Board may require the dedication or reservation of such areas or sites of a character, extent and location suitable to the needs of the development for limited commercial use and of the Town for schools, parks, playgrounds and other neighborhood purposes. Article 4:7
LARGE SCALE DEVELOPEMENT

The standards and requirements of these regulations may be modified by the Planning Board in the case of a plan and program for a complete community, or neighborhood unit, or other major development which, in the judgement of the Planning Board provides adequate public spaces and improvements for circulation, recreation, light, air and service needs of the tract when fully developed and populated and which also provide such coveants or other legal provisions as will assure conformity and achievement of the plan. The developer shall be responsible for any consulting services to review such development as per Article 2, Section A.6.

SECTION VII RELEASE OF BOND

Article 7

A. RELEASE OF BOND

Before voting to release the subdivider's check or performance bond, the Board of Selectmen shall determine to its satisfaction, in part by a written certification of the Planning Board Chairman and the Building Inspector, that there have been submitted to them by the subdivider or his agents written statements signed by:

1. A registered professional engineer, paid for by the subdivider, stating that all permanent bounds and monuments on street lines and on lot lines have been accurately installed in the locations designated on the final plan.

2. The Trustees of the appropriate Water Board state that the water mains and hydrants have been installed in a properly operating condition and are in accordance with the Final Plan diagram and all applicable standards and requirements.
3. The Building Inspector or Town Engineer states that
- a) The streets and storm drainage have been constructed and completed in conformance with the Final Plan diagram and requirements.
 - b) The sanitary sewer and other means of sewage disposal have been constructed and are in place in conformance with the Final Plan diagrams and all applicable standards and requirements.

SECTION VIII
ADMINISTRATIVE POSITIONS

ARTICLE 8

A. PLANNING BOARD TO ADMINISTER SUBDIVISION REQUIREMENTS

The Planning Board of the Town of Sangerville hereinafter called the Board, shall administer these regulations.

B. PLAN APPROVAL AND RECORDING REQUIRED

After these regulations shall have been adopted, any subdivision that fails to meet the requirements herein shall be disapproved by the Planning Board. The Register of Deeds shall not record any plan of a proposed subdivision until it has been approved by the Planning Board and the approval noted on the Plan. The recording of a Plan without the approval required by this subsection is void.

C. MODIFICATIONS OR ADDITIONAL IMPROVEMENTS

Where the subdivider can show to the Planning Board's satisfaction that strict adherence to these regulations would cause unnecessary hardship and where, because of topography or other conditions peculiar to the site, in the opinion of the Planning Board, a departure may be made without destroying the intent of these provisions, the Board may authorize a modification.

Likewise, because of peculiar conditions or circumstances relative to a particular subdivision the Board may require the installation of other improvements.

Any modification thus authorized or additional improvements thus required shall be stated in writing in the minutes of the Planning Board with the reasoning on which the modification or addition was justified set forth.

SECTION IX
LEGAL PROVISIONS

ARTICLE 9

A. EFFECTIVE DATE

These regulations shall become effective upon their official adoption by the Planning Board and shall apply thereafter to all subdivisions within the Town of Sangerville, as defined in these regulations, except that they shall not apply to subdivisions for which plans are on file in the office of the Selectmen and which have been approved by the Board of Selectmen and Planning Board under the ordinance in force at the time of such approval, for a period of 12 months from such date to the adoption of these regulations. At the expiration of 12 months from such date of adoption, all plans on file shall become null and void as to all portions of said plans not executed; no lots have been sold, and no streets have been constructed; and new plans conforming to these regulations must be filed as provided herein.

B. REPEAL OF CONFLICTING ORDINANCES

All ordinances or parts of ordinances inconsistent with or contrary to the provisions of these regulations are hereby repealed to the extent necessary to give these regulations full force and effectiveness.

C. SEVERABILITY

Should any section or part of a section of these regulations be declared by the courts to be unconstitutional or invalid such declaration shall not affect the validity of the remainder of these regulations.