

SECTION V REQUIRED IMPROVEMENTS

The following improvements, to be constructed consistent with good building practice shall be made by the developer without cost to the town. For Small Projects under Section 33, see requirements in Section 56.

51 Preparation and Surfacing of Roadway

511 Stumps, brush, roots, boulders trees, and like material shall be removed as necessary to provide for paving and utilities, but whatever feasible, existing vegetation shall be protected.

All material not suitable for the foundation shall be removed from an area (ten feet wider than the paved width[5' for each shoulder]), and to a depth of at least 9 inches below finish grade. Peat, silt, loam or similar yielding materials shall be removed to a firm foundation (for the full width of the right-of-way). No loam suitable for reuse shall be removed from the subdivision unless adequate loam will remain or is otherwise assured to provide all disturbed areas within the subdivision with a loam depth of at least six inches, and also there is assurance that all streets from which loam is being removed will be brought to subgrade with approved foundation materials within six months.

No slopes resulting from grading of streets shall exceed 1 foot vertical to 3 feet horizontal in fill, 1 foot vertical to 2 feet horizontal in cut, or 1 foot to $\frac{3}{4}$ foot in ledge. Slope easements or retaining walls shall be employed where slopes cannot be contained within street sidelines. Land between the outside of the layout and the street pavement, and driveway entrances, shall be so graded as to prevent surface water on the street from draining onto private land except at designated ponding areas.

Traveled ways and shoulders shall be provided with a foundation consisting of at least 6 inches compacted thickness of good binding gravel satisfactory to the Road Commissioners, clean, free of organic matter, and containing no more stones over 3 inches in diameter, or four inches of loam or clay hardening, dense rated gravel, or equivalent. The material shall be thoroughly watered, and rolled true to line and grade to conform with the Typical Street Cross section and the street profiles. Any depressions that occur, either during or after rolling, must be filled with additional gravel or hardening and rolled until the surface is true and even.

The wearing surface of roadways and driveways within the right-of-way shall be a two course type I-1 or, if authorized by the Board, type F-1, bituminous concrete pavement, applied with a 2 inch* base course and a 1 inch* finish course, after the roadway has been subjected to traffic for a time specified by the Highway Superintendent.)

The Board may waive the requirement for pavement on minor streets and lanes where fee to the street is to remain private (see Sec. 555), where an alternative all-weather surface is provided (layered oil surface, or selected graded gravel aggregate), and where the plan is annotated to the effect that lots on that plan are subject to possible betterments for street improvements if the street is accepted by the town Among considerations in such waiver shall be anticipated extent of year-round occupancy, road grades, proximity of dwellings to the roadway, and the type of all-weather

The traveled way width, exclusive of curbing, shall be as follows:

With Parking
Without Parking**

One-Way Two-Way One-Way Two-Way

Lane 14 feet 16 feet 10 feet 16 feet
 Minor Street 16 feet 20 feet 12 feet 16 feet

Collector Street 18 feet 24 feet 14 feet 20 feet

The traveled way shall be located as shown on the approved cross-section.

*after completion

** No dwellings within 75 feet of the traveled way or parking bays provided.

52 Berms

Molded (bituminous) berms or paved gutters shall be installed wherever pavement grade exceeds 6% or elsewhere where required by the Board to control drainage

53 Paths

Where provided, foot paths outside street rights-of-way shall be 4 feet in width, bicycle paths 6 feet in width.

Surfacing shall continue the material of connecting paths, or where such do not exist, shall be either a two-course 2 ½ inch type F-1 bituminous concrete pavement for bicycle trails, or in other cases may be loam or clay hardener or other material specifically approved by the Board.

54 Utilities

When connection to the public system is possible, a complete water system shall be installed, including mains, gates, valves, and hydrants, consistent with the specifications and pipe size requirement of the Tisbury Water Works, and as shown on the Street Plans.

Before making connection to the public water system, the developer shall agree to comply with all appropriate regulations of the Water Works.

542 Storm Water Management System

A complete storm water management system shall be installed as shown on the Street Plans and Profiles, and as follows:

Piping shall be concrete unless protected corrugated aluminum is approved by the Board. Piping with less than 18 inches cover shall be of reinforced concrete.

Catchbasins and manholes shall be at least 6 feet deep and 4 feet diameter (inside measurements), constructed of concrete blocks or pre-cast concrete units. They shall be backfilled for at least one foot around all sides with 1 ½" washed stone, topped with pea stone. Leaching basins shall be cross-connected with 12 inch drainpipe.

Open brooks or tributary ditches which are to be altered shall be shaped to a cross-section and gradient, and provided with stream bottom hardening, all acceptable to the Board.

543 Cable Utilities. All cable utilities shall be installed, Installation of street lights may be required by the Planning Board as necessary for the safety of the inhabitants of the neighborhood.

55 Other Requirements

551 Monument. Monuments shall be installed at all street intersections, at all points of change in direction or curvature of streets and at other points where, in the opinion of the Board, permanent monument are necessary, but in any event not spaced further than 500 feet apart. Such monuments shall be of either granite or concrete, not less than 30 inches long and 5 inches square, with dressed top and a ½ inch drill hole in the center, and shall be set to finish grade.

552 Street Signs. Street signs of a design and material acceptable to the Road Commissioners shall be installed for each street at each intersection.

Planting

Every effort shall be made to preserve and protect existing vegetables.

The subdivider may be required to plant trees where necessary, in view of existing vegetation, to meet the Development Guidelines of Appendix A. Before the trees are planted, a plan showing their proposed location and species shall be submitted to the Planning Board for approval, based on the Development Guidelines, and based on avoidance of problems from pests, disease, salt spray, or root intrusion. Up to one tree of 2" caliper each 40 feet of street sideline may be required. Trees to be retained shall not have grade changed over their root areas more than six inches.

All unpaved areas within the street layout shall be stabilized with retained vegetation, topsoil and grass, well rooted low-growing plantings, bark, or other organic materials acceptable to the Board.

554 Cleaning Up. Before sale of a lot, the subdivider shall clean up any debris thereon caused by street construction and installation of utilities.

555 Fee to Streets. The following shall be observed unless waived by the Planning Board for subdivisions where the public interest is served by retention of private ways, and means of assuring such retention has been agreed upon. The subdivider shall retain title to the fee of each street or path in the subdivision until conveyed to the Town, or for three years whichever is the lesser. Notation that this is to be done shall be placed upon the Definitive Plan.

556 Record Plans. Upon completion of construction, and before release of the performance guarantee, the subdivider shall have prepared and submit Record Plans at 1"=40', which shall indicate the actual location of the following:

Street lines.

Edge of traveled way, and path locations

All permanent monuments.

Location and inverts of utilities and drainage required to be installed by the developer.

Location of any other underground utilities, such as gas, electricity, and telephone.

The accuracy of such record plan shall be certified by a registered professional land surveyor, who shall also certify that all construction was executed in conformance with the subdivision regulations and with all requirements agreed upon as a condition to plan approval.

56 Small Project Requirements

For a Small Project under Section 33, the Planning Board may normally waive the following requirements:

Bituminous concrete pavement

Paths, except where preserving an existing path

Record Plans