

Raymond Street Ordinance Changes Voted at the July 14, 2021 Town Meeting

4. Application Procedures

4.2 Plans

G. Centerline gradients as determined using field topographic and location survey data. Designs based off aerial imagery, such as but not limited to aerial survey from data collected via Satellite (LIDAR), airplane, or drone shall be field verified by at least three (3) land survey base location/control points to confirm the data is tolerant or in agreement of NAVD 88 elevation datum.

M. Road design plans shall be provided with a site benchmark for construction, posting elevational information meeting NAVD 88 Datum, from which the site shall use elevation data for construction. Also, the Plan shall include on the Right of Way plan to be recorded, location coordinates for at least three (3) roadside monuments that are tied to Maine State Grid Coordinates, or can be used for GIS mapping by the Town of Raymond.

5. Street Design Standards

5.5 Street Design Standards

A. The following standards apply to new public and private streets, as well as back lot driveways (see Appendix A for illustration of typical street sections by type of street):

Description	Type of Street				
	Arterial	Collector	Minor Street	Private Street (1)	Back Lot Driveway
Minimum Right-of-way Width	80'	60'	50'	50'	50' ⁽³⁾
Minimum Travel Way Width	44'	22'	20'	18'	12'
Sidewalk Width	N/A	N/A	N/A	N/A	N/A
Minimum Grade	.5%	.5%	.5%	.5%	N/A
Maximum Grade	5%	6%	8%	10%	12%
Minimum Centerline Radius	500'	230'	150'	150'	N/A
Minimum Tangent between Curves of reverse alignment	200'	100'	50'	N/A	N/A
Roadway Crown	1/4"/ft	1/4"/ft	1/4"/ft	1/4"/ft	N/A
Minimum Angle of Street Intersections (2)	90°	90°	75°	75°	75°
Maximum Grade within 75 ft. of Intersection	2%	2%	2%	2%	N/A
Minimum Curb Radii at Intersections	30'	20'	15'	15'	N/A
Minimum ROW Radii at Intersections	20'	10'	10'	10'	10'
Minimum Width of <u>Gravel/Grassed</u> Shoulders (<u>one each</u> side)	5'	5'	5'	3'	<u>4'2'</u>
<u>Minimum Width of Paved Shoulders</u>	<u>N/A</u>	<u>5'</u>	<u>4'</u>	<u>See note 1</u>	<u>See note 4</u>

- Minimum Width of Gravel/Grassed Shoulders ~~A private street~~ which will serve fewer than 4 residents shall have a minimum travel way of 12 feet with two 2-foot gravel/grassed shoulders and a maximum grade of 12% (3% for

the first 50 ft). a private street which will serve 4-10 residences will have a minimum travel way of 16 feet with two 3-foot gravel/grassed shoulders and a maximum road grade of 12%. No paved shoulders are required.

2. Street intersection angles shall be as close to 90° as feasible, but no less than the listed angle.
3. Unless a right-of-way of lesser width is approved by the Reviewing Authority pursuant to Article 9, Section T.1 of the Land Use Ordinance.
- ~~3.4.~~ Minimum Width of gravel/grassed for backlot driveways shall be 2 feet on both sides of the travel way. No paved shoulders are required.

5.7 Dead End Streets

In addition to the design standards above, the design of the turn-around for dead end streets proposed as public ways shall be approved by the Director of Public Works. The Board may require the reservation of a 20-foot easement in line with the street to provide continuation of pedestrian traffic or utilities to the next street. The Board ~~may also~~shall require the reservation of a 50-foot easement in line with the street to provide continuation of the road where future subdivision is possible. The Board may waive such requirements for Right of Way continuation where it is not feasible for connectivity to adjoining lots, where feasibility is highly unlikely due to restriction of natural land features, topography, or other unique land or use restrictions of, or the adjoining land is determined undevelopable by circumstances not created by the subdivider/owner.

5.10 Street Construction Standards

Street Materials

Street Materials	Minimum Requirements				
	Arterial	Collector	Minor Street	Private Street	Back Lot Driveway
Aggregate Sub-base Course (maximum sized stone 4")	18"	18"	18"	12"	12"
Crushed Aggregate Base Course	4"	3"	3"	3"	
Hot Bituminous Pavement					
Total Thickness	3 <u>4</u> 1/4"	2 <u>3</u> 1/2"	2 <u>1 1/2</u> 3"		
Surface Course	1 <u>2</u> 1/2"	1 <u>1 1/2</u> "	1 <u>1 1/4</u> "		
Base Course	1 <u>2</u> 3/4"	1 <u>1 1/2</u> 2"	1 <u>1 1/2</u> 3/4"		