

# **Town of Palmyra**

## **Road Standards for Subdivisions**

**Adopted at Town Meeting March 12, 1988 and revised at Town Meetings March 19, 2005 and March 12, 2022.**

ROAD STANDARDS FOR SUBDIVISIONS  
TOWN OF PALMYRA

**I. Road Standards**

A. **Layout of Roads** – All roads in a subdivision shall be planned to meet the following standards:

1. All roads in the subdivision shall be designed to provide safe vehicular travel and, in minor roads, shall be designed so as to discourage movement of through traffic.
2. The arrangement of roads in the subdivision shall provide for the continuation of arterial and collector roads into adjoining non-subdivided land unless topographic or other factors make continuance impracticable or undesirable. Where a subdivision is served by a minor road, the Planning Board may require that a right-of-way or the minor road be projected to adjacent non-subdivided land when the Board finds that such a projected road would be in keeping with the land use goals for the area and with sound planning practice.
3. Reserve strips controlling access to roads shall be prohibited.
4. Intersections of roads shall be at angles as close to (90) ninety degrees as possible. In no case shall two roads intersect at an angle of less than (60) sixty degrees.
5. A distance of at least 200 feet shall be maintained between centerlines of offset intersecting roads.
6. Whenever possible, subdivisions containing fifteen lots or more shall have at least two roads connecting with existing public roads.
7. Where a subdivision borders an existing narrow road (below standards set herein), the sub-divider shall be required to show areas for widening or realigning such roads on the preliminary and the final plan, marked "Reserved for road realignment (or widening) purposes". Land reserved for such purposes may not be used for building purposes or for satisfying setback or yard or area requirements in other land use control ordinances if such exist.

**B. Design and Construction Standards**

All roads in a subdivision shall be designed and constructed to meet the following standards for roads according to their classification as determined by the Planning Board.

<u>ITEM</u>	<u>COLLECTOR</u>	<u>MINOR</u>
1. Minimum right-of-way width	66'	50'
2. <del>Minimum pavement width</del>	<del>24'</del>	<del>20'</del>
3. Minimum grade	0.5%	1.0%
4. Maximum grade	8%	8%
5. Maximum grade at intersections	3% within 75'	

6. Minimum centerline radii on curves	200'	100'
7. Minimum tangent length between reverse curves	200'	100'
8. Depth of sub-grade grading	22"	22"
a. Geo textile material shall be placed before the gravel base is installed		
9. Gravel base	22"	22"
10. Pavement - There will be no requirement to pave subdivision roads. The paving requirement that existed when this ordinance was first adopted will be negated		
11. Minimum road crown-centerline to edge	3"	3"
12. Minimum shoulder width on each side of road	3'	3'
13. Dead-end		
a. Maximum length	1000'	
b. Radii of turn around at enclosed end including right-of-way boundary	75'	75'
c. Outside pavement radius	50'	50'
d. Width of pavement-minimum	30'	30'
14. Grades of roads shall conform as closely as possible to the original relief of the land.		
15. All changes in grade shall be connected by vertical curves of such length and radius as will provide clear visibility for a distance of 200 ft.		
16. Side slopes shall not be steeper than 3 feet horizontal and 1 foot vertical, graded, loamed (2 inches compacted) and seeded. If the side slope extends outside the required right-of-way, the sub-divider shall expand the right-of-way to include the entire side slope area.		
17. All roads shall be provided with adequate drainage facilities to provide for the removal of storm water to prevent flooding on the pavement and erosion of adjacent surfaces. Driveway culverts shall be adequate to pass the design flow of the contiguous ditches and shall be a minimum of 12 inches diameter.		
18. In construction of roads, the paved area, sidewalk and shoulder shall be cleared of all stumps, roots, brush, perishable material, and all trees not intended for preservation. All loam, loamy materials, clay, and other yielding material shall be removed from the roadway to at least sub-grade depth, or as directed by the Selectmen.		
19. The roadway area shall be brought to the grade shown on the plan, profile and cross-section, by suitable gravel. The gravel shall meet the specifications for Aggregate Sub-base Courses as contained in the current edition of The Standard		

Specifications for Highways and Bridges of the State of Maine Department of Transportation.

20. Removed at town meeting on March 19, 2005

21. Removed at town meeting on March 19, 2005

**II. Lot Owners Organization:**

A lot owner's organization shall be formed to allow for the maintenance and care of public improvements in the subdivision.

1. The organization shall be organized by the sub-divider and operating, with financial subsidization by the sub-divider, if necessary, before the sale of any lots within the development.
2. Membership in the organization is mandatory for all purchasers of lots therein and their successors
3. The organization shall be responsible for maintenance of public improvements. It shall also be responsible for insurance and taxes on same land.
4. The members of the organization shall share equitably the cost of maintaining and developing public improvements in accordance with procedures established by them.
5. The organization shall have or hire adequate staff to administer common facilities and maintain the public improvements.
6. Public improvements shall be defined as, but not limited to, all roads, parking lots, fire protection structures and ponds; any structure or land proposed to be used in common by occupants of the subdivision or the community; water distribution and sewer facilities and equipment and storm drainage structures.

I certify that the above ordinance was originally adopted as Article 27 at Town Meeting on March 12, 1988.

Revisions adopted at Town Meeting;

March 19, 2005:

- Section I, B, item 8 – subsection 8a was added
- Section I, B item 10 was revised
- Section I, B item 11 – word pavement was taken out
- Section I, B item 20 and 21 were removed

March 12, 2022:

- Section II – changed "common areas" to "public improvements" and added #6.

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Diane White, Town Clerk