Policy on Construction Standards for Unaccepted Streets, Relative to Building Lots.

APPENDIX 1
MINIMUM CONSTRUCTION STANDARDS FOR UNACCEPTED STREETS
REVISED AND ADOPTED 7/23/92

NOTE: 1. "Town Standards" shall mean the Rules and Regulations Governing the Subdivision of Land in North Reading.

2. No construction of any improvements shall be conducted between the dates of November 15, and March 15, of the year.

1. Width of right-of-way / Width of traveled way

Layout	Pavement
50 feet (new)	28 feet
40 feet (pre-existing)	24 feet
30 feet (pre-existing)	22 feet
20 feet (pre-existing)	18 feet
Less than 20 feet	Not safe and adequate for access or passing

2. Turnaround at End of Dead-End Street

A turnaround shall be required for the last lot on an unaccepted street as constructed sufficient to accommodate school or emergency vehicles. Required turnaround area shall be 120 feet in diameter unless specifically revised by the Community Planning Commission.

3. Maximum Grade

Nine percent (9%) maximum grade with transition from existing grade per subdivision regulations for vertical curves. This assumes a paved surface a six percent (6%) grade is the maximum on non-paved roads.

4. Leveling Area (at approach to intersection)

75 feet with a maximum grade of three percent (3%)

5. Sub-base

8" lift of gravel borrow
M.1.0.3. (Mass DPW) plus 4" lift of dense graded stone M.2.0.1.7 (Mass DPW)
(III B.1.e.)

6. Sub-grade

All organic material and all stones over 6" diameter removed.

7. Cross-section
Crown or slope of at least 3/8" per foot

8. Pavement depths
Minimum 3" Bituminous Concrete includes 2" binder and 1" top course; 2 lifts per MDPW specifications.

To be installed for the full length of the lot frontage plus the turnaround commencing from the paved area of the nearest Public Way.

All existing bituminous concrete surfaces shall be butted with a 'V' cut.

9. Curbing
On the downhill side of the traveled way appropriate berm, curbing or shoulder will be utilized to control drainage/storm water runoff as determined by the DPW. Typically paved berms will be employed on existing traveled ways without any curbing and the applicant will be required to install curbing along the traveled way both proposed and existing as necessary to control drainage/storm water, subject to receiving permission in writing from abutters.

Where curbing is to be installed, granite will be used on all roundings.
In all cases berms, curbs and shoulders should be designed to match existing conditions.

10. Storm Drains
Post-development zero increase in rate of runoff shall be required and shall be so certified by applicant's registered professional engineer (RPE) or provision shall be made on applicant's lot to accommodate any increase.

Drainage design is to be in accordance with HIGHWAY DESIGN MANUAL OF THE MASS. DEPARTMENT OF PUBLIC WORKS July 1989 edition (refer to Chapter 10, "Drainage and Erosion Control Design".

11. Sidewalks
Case by case basis. General requirements will be to match existing conditions.

In all cases where sidewalks are to be installed, construction of sidewalks shall be in accordance with the Subdivision Rules and Regulations.

12. Slopes
- Sideslope 4 to 1 after 2 foot leveling area;
- Minimum one percent (1%) grade on center line;
- In ledge, 1 to 1 after 5 foot leveling area.

13. Water Service
- Class 152 CLDI minimum 8" (V C.2.a.1);
- Water main at least 8" diameter
- Minimum 5 foot cover over pipe
- Minimum hydrant spacing every 500 feet with additional dead-end hydrant required starting from th

A. Where maximum potential street construction length is less than 500 feet and, where no water main exists the sizing of service is to be in accordance with the AWWA (American Water Works Manual). For M-22 sizing of water service lines and meters refer to Chapters 4 & 5. All potential building lots are to be included in an applicant's calculations

B. Where maximum potential street construction length is greater than 500 feet, an 8" water main is required with hydrants every 500 feet. Approved locations per North Reading Fire Department and pressure and flow analysis approved by the DPW in accordance with current policy.

C. Looping of proposed dead end water mains is required wherever possible and will be reviewed by on a case by case basis.

14. Electrical & Telephone
If the proposed lot has access to either overhead telephone or overhead electrical utility lines such that the planned lines must be extended by less than 500 feet to reach any boundary of the lot, then overhead utility lines may be used. Otherwise, underground utility lines shall be used. The applicant shall bear the cost of installation.

15. Trees
Case by case basis.
When required, installation shall be in accordance with the Subdivision Rules and Regulations.

16. Layout Plan
Suitable for recording;
Drawn by Registered Land Surveyor;
Acceptance plan Standards

17. Inspections
Inspections will be conducted per Section II-H of the North Reading Subdivision Rules and Regulations.

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