

## **STREETS**

### **405 CONSTRUCTION**

#### **1) Preparation**

The entire area within each right of way or easement for future extension, and as far beyond as necessary to provide firm support or protection for the street, shall be cleared, and excavated and/or filled as necessary, and graded as shown on the approved Definitive Plans, and in accordance with the street cross sections included as Appendix A, Plate-1, of these rules and regulations. All deleterious material to be removed from the site and properly disposed of. (1<sup>st</sup> Inspection)

#### **2) Drains, Water Mains, Sewers and Utilities Placements**

All drains, public utilities, water mains, and sewers, including individual service laterals, shall be installed, as provided in Section 428 of these rules and regulations, prior to any further construction of the roadway. Water mains will be inspected by the Water Department and a person designated by the Department of Public Works will inspect drains, sewers, utilities and roadways, (2<sup>nd</sup> Inspection)

#### **3) Base**

At least twelve (12) inches of good, clean approved gravel, see sections 317 and 318, shall be placed and rolled with at least a ten ton roller. The surface shall be damp during rolling, to bind the material. Prior to any further construction, the roadway shall be inspected as provided in Section 428 of these Rules and Regulations. (3<sup>rd</sup> Inspection)

4) The roadway shall be paved to the thickness as indicated on Appendix A, Plate 1, after compaction with two (2) coats of class one bituminous concrete pavement, type I-1. The aggregate shall be composed, mixed, and laid hot in two courses as specific in the "Massachusetts highway Department Standard Specifications for highways and bridges", current edition, Section 460 for Class I Bituminous concrete pavement, as specifically set forth in Sections 460.20 to 460.82, or as amended. Upon completion of the surface treatment, said roadway shall be again inspected as provided in Section 420 of these Rules and Regulations. (4<sup>th</sup> Inspection)

5) All catchbasin grates, sewer/drainage manhole covers, spill berms and water gates are set to binder grade to allow drainage of the binder course. They are to be raised to final grade using concrete collars not more than two (2) weeks before construction of the final pavement and upon approval of the City Engineer

### **406 CURBING AND EDGING**

1) Curbing or edging is required on both sides of all roadways, and shall be one of the types specified under 2) Below, except that granite curbing shall be used for:

- A) All headers for catch basins;
- B) All street intersections on the curve, and extending six (6) feet tangential from the point of tangency along the side of each roadway.

2) Approved types of curbing or edging (See Appendix A, Plates 2,3,4,5,6 and 7)

- A) Sloped granite edging is the approved edging on the sidewalk side and at intersection curves.
- B) Bituminous concrete berm, (see Appendix A, Plate 3), is the approved edging where no sidewalk is proposed, except at intersection curves. Under no circumstances will monolithic

berm be accepted. The berm shall be constructed as a separate operation. Specifications for curbing or edging, workmanship and method of setting shall conform to the requirements of these rules and regulations, and to the requirements of the City of Taunton.

3) Curb openings for wheelchair ramps are required at all intersection radii in conformance with the Americans with Disabilities Act and Architectural Access Board regulations

#### **407 SIDEWALKS AND GRASS PLOTS**

1) A sidewalk shall be provided for all major, collector, and minor residential streets, having a width of (6) feet on each side of each street, and positioned alongside the curbing or edging

2) Preparation - - All materials shall be removed for the full width of the sidewalk to subgrade eight (8) inches below the finished grade, as shown on Appendix A, A-5; and all soft spots and other undesirable material below such subgrade shall be filled with six (6) inches of a good quality gravel, and rolled with a pitch toward the curb of not less than 0.15 feet per foot, nor greater than 0.16 feet per foot.

3) Sidewalks shall be paved with three (3) inches of compacted bituminous concrete, provided, however, that if a concrete surface is desired, specifications of the Massachusetts Highway Department shall be complied with.

4) Between the sidewalk and the edge of the street layout, there shall be installed grass plots. The top four (4) inches of all such plots shall consist of good quality loam, rolled and seeded.

5) This area in back of the sidewalk may be sloped at a maximum rate of three to one (3:1) to a point where it precisely coincides with the finished grade of abutting lots

6) All utility poles, fire hydrants, or trees shall be placed on the private side of the sidewalk. Utility poles and fire hydrants shall not be less than ten (10) feet apart. Mailboxes shall be located directly at the back of berm or curbing.

7) Sidewalks shall be placed to the binder course at the same time the roadway binder course is completed.

8) Sidewalk profiles shall parallel gutter profiles except at wheelchair ramps. Wheelchair ramps must be provided at all intersections and at all sidewalk ends.

#### **408 SLOPES AND WALLS**

Wherever the approved street grade differs from the grade of adjacent land, or where otherwise necessary for public safety, the developer shall be required to erect retaining walls and guard rail fences, or provide slopes no steeper than two (2) feet horizontal to one (1) foot vertical in fill, and one and one-half (1 ½) feet horizontal to one (1) foot vertical in cut to ensure proper protection and lateral support. Such walls, fences and slopes shall be subject to the Board's approval as to location, design, and dimensions, and shall be constructed in a manner satisfactory to the Board's Engineer. (See Appendix A, Plate 12)

#### **409 STREET SIGNS**

1) The developer shall furnish and erect necessary street signs to designate the name of each street in his development, said signs to conform with those used by the City, or as determined by the Planning Board.

#### **410 STREET LIGHTS**

1) Street lights shall be installed at each intersection to conform to the standard established by the Taunton Municipal Lighting Plan and City Engineer, or determined by the Planning Board. Street lights may be required by the Board on the private side of the sidewalk, and shall be installed in accordance with the procedure required by the Planning Board.

#### **411 STREET TREES**

Street trees, not less than twelve (12) feet in height, and of a species approved by the Planning Board Designee, shall be planted on each side of every street in the subdivision, wherever, in the opinion of the Planning Board, existing woodlands or suitable individual trees are not retained. Trees shall be located outside of exterior street lines, and at such distance therefrom, and at such spacing as the Planning Board shall specify in accordance with the most recent general practice of the city in planting trees on private property along public ways. (Section 302A )

302.A Before any clearing of trees, the Planning Board or their designee shall walk the site with the developer/applicant and choose trees which shall remain as part of the final layout of the development. These chosen trees shall be marked and be inspected upon release of final surety and/or covenant on the subdivision. If chosen or designated trees cannot be saved, for every one tree removed three (3) street trees shall be replanted in its place

OR

The applicant/developer shall preserve a minimum of 60% of all front and side yard areas in an undisturbed natural state. Specifically, that no more than 50% of the mature trees within the undisturbed area be removed. If this provision cannot be complied with than a minimum of eight (8) canopy trees of a minimum three inch (3") caliper be planted along the front yard within five (5) foot area along the layout of the street.

#### **412 MONUMENTS AND TRAFFIC LANE MARKING**

1) Monuments shall be installed at all street intersections, at all points of change in direction or curvature of street, and at other points where, in the opinion of the Board, permanent monuments are necessary. Such monuments shall be at least four (4) inches by four (4) inches reinforced concrete or granite posts, and must extend from at least three and one half (3 ½) feet below finish grade to not more than six (6) inches above ground unless otherwise specifically authorized by the Board in writing. No permanent monuments shall be installed until all construction which would destroy or disturb the monuments is completed.

2) Traffic lane marking – The subdivider shall be required to paint traffic lane markings on major and collector street surfaces, and may be required to paint them on neighborhood minor streets.