



6.1-2 Clearing and Grubbing

Traveled portions of the roads in all classifications shall be cleared of trees, stumps, roots, boulders and like material. All brush and trees shall be cleared within four feet of both sides of the traveled portions of the roads. The remainder of the right-of-way shall remain undisturbed except where excavation of utilities, ditching for drainage and trimming of trees and underbrush for visual clearance is necessary. In any case, care must be taken to preserve the trees and vegetation continuously throughout the construction. In no case may stone walls be disturbed in any right-of-way until a plan for realignment, if necessary, has been approved by the Planning Board.

Before sale of any lot in the subdivision, the subdivider shall remove and properly dispose of any debris caused by street construction, installation of utilities or otherwise.

6.1-3 Excavating and Grading

All topsoil, loam and other yielding material shall be removed until a firm foundation is reached, regardless of whether finished grade is above existing grade.

6.1-4 Removal of Loam

Only such areas as roadways, driveways, building sites and areas requiring filling or building up may be stripped.

6.1-5 Shoulder Grading, Loaming and Seeding

No slopes resulting from grading shall exceed one foot vertical to three feet horizontal in fill, or one foot vertical to two feet horizontal in cut. Slope easements or retaining walls shall be employed where slopes cannot be contained within road sidelines. Land between the outside of the layout and the road proper or driveway entrances shall be so graded as to prevent surface water on the road from draining onto private land except at designated ponding areas. All disturbed shoulder areas shall be cleared of stumps, clumps, roots and rocks, be smoothed and final graded with 4" depth of loam and be seeded with a mixture approved by the Road Inspector. Shoulder work shall not be considered complete, until sufficient germination and growth has occurred to ensure stabilization of the grading.

6.1-6 Foundation Base

All prepared areas shall be provided with a foundation consisting of a good hardening material satisfactory to the Planning Board, clean and free of organic matter and containing no stones over three inches in diameter. The thickness of the foundation shall be so as to conform with the specifications indicated in the cross sections shown in the appended drawings. The material shall be spread true to line grade and to conform with the road profile and then compacted. Any depression that occurs, either during or after compacting, must be filled with additional hardener and compacted until the surface is true and even.

6.1-7 Width

The entrance to a subdivision road shall be paved eighteen feet wide for a length of fifty feet. The remainder of the roadway shall have a width to be determined by the number of lots served as follows:

- one to ten lotsten foot roadway
- over ten lotseighteen foot roadway

6.1-8 Turn Outs

Turn outs at intervals may be required on these roads. They shall receive the same subgrade and grading as the traveled way and shall be eight feet minimum in width and thirty-five feet minimum in length.

6.1-9 Aprons

Access aprons from subdivision roads to individual lot driveways shall be required and constructed as shown on the plan, the width and length to be determined by the Planning Board and Road Inspector.

6.1-10 Stop Signs

A stop sign shall be installed at the intersection of a subdivision road and any public road.

6.1-11 Surface Water Run-Off

All surface water run-off from roads shall be controlled in accordance with the requirements of this section.

A. Crowning and Sloping

All roads shall be tilted or crowned to shed water. In no case are they to be completely level. If drainage is available on both sides of the road, it shall be crowned in the center to a slope of 3/8" vertical to one foot horizontal for paved roads and 5/8" - 7/8" vertical to one foot horizontal for gravel roads. If drainage is available on only one side of the road, it shall be tilted to that side to a slope of 3/8" vertical to one foot horizontal slope for both paved and gravel roads. On curves, the road shall be tilted inward; should this create a drainage sump, a culvert or dry well must be installed to carry off the water.

B. Drainage and Culverts

Storm drainage, culverts and related facilities shall be designed to permit the unimpeded flow of all natural water courses, to ensure adequate drainage of all low points along roads, to control

erosion and to intercept storm water run-off along roads at intervals reasonably related to the extent and grade of the area drained. Where a subdivision is traversed by a water course, drainage way, channel or stream, the Planning Board may require that there be provided a storm water easement or drainage right-of-way of adequate width to conform substantially to the lines of such water course, drainage way, channel or stream and to provide for construction or other necessary purpose. No drainage of water from a subdivision road onto a Town road, public way, or private way shall be allowed, and peak stream flows at the boundaries of the development shall be no higher following development than prior to development. To the maximum extent feasible, storm water run-off shall be recharged by percolation through naturally vegetated areas. Drainage designs that rely on leaching basins shall only be approved where there is no reasonable alternative, and no drainage structure should be installed within 100 feet of any natural water body or wetlands as defined by MGL, Ch. 131, Sec. 40. All drainage facilities, including culverts, retention basins, catch basins and leaching basins shall be designed to accommodate a rainfall rate of two inches in two hours.

C. Berms

Where conditions are such that the water cannot be drained continuously from the roads, the Planning Board may require berms at necessary intervals to shunt the water off to drainage pools, ditches or dry wells. These berms shall be formed by adding excess foundation material on top of the road and shaping and blending a mound smoothly into the road. The requirements for berms shall be determined by the Road Inspector.

6.1-12 Road Specifications and Construction

All specifications and materials used in the construction of roads shall be in accordance with the requirements of this section.

A. Gravel Road Requirements

Roads with a longitudinal grade of 0-10% may be constructed only on approved road base and/or gravel according to the following specifications: after the roadway has been carefully graded and all banks and curves established level with the existing grade, two inches of crushed stone (either pea stone or three quarter inch stone) shall be distributed evenly over the entire surface, preferably with a spreader, then at least a one inch application of stone dust, applied over the crushed stone surface, all of which shall be compacted, mixing the stone dust with the crushed stone for binding purposes.

B. Paved Road Requirements

Roads with longitudinal grades from 6-10% shall have the road base paved with a two course type I-1 bituminous pavement, applied with a two inch compacted base and a one inch compacted finish course or a comparable material and application subject to the approval of the road inspector.

The road base shall be paved as above when the road serves ten or more building lots. If land reached by an unpaved pre-existing access road is subject to subdivision or re-subdivision, the developer shall be required to pave the entire road as above when the total number of building lots served by the road reaches ten.

C. Road Inspection

Road work is to be inspected by the Road Inspector at each of the following stages:

1. Before work commences, the developer and/or the contractor shall meet on-site with the road Inspector for a pre-construction conference to inspect staking.
2. After stumping and topsoil removal and creation of a firm foundation for road construction.
3. After coarse grading is completed.
4. At the start of finish grading and the laying of the first paving course.
5. After road paving is completed.

No work on road construction shall proceed to a subsequent stage until the earlier stage has been approved by the Road Inspector. Requests for inspections shall be made to the Planning Board office at least forty-eight hours in advance of the needed inspection.

6.1-12 Road Maintenance

Unless the developer offers to dedicate the roads and common areas of the subdivision to the Town, and the Town accepts, the developer shall either (a) retain ownership of such roads and make provisions satisfactory to the Town for perpetual maintenance thereof; (b) agree to convey such roads and common lands to an association of lot owners under terms satisfactory to the Planning Board or (c) combination of (a) and (b). The Definitive Plan shall carry a notation as to which alternative will be followed and the terms thereof.

SECTION 6.2 UTILITIES

6.2-1 Percolation Tests for Sanitary Disposal Systems

Percolation tests are required in order to determine the suitability of land for on-site sanitary disposal facilities. The number and location of such percolation tests shall be determined by the Board of Health after examination of site. The results of such tests shall be submitted to the Board of Health and the Planning Board prior to approval or endorsement of a subdivision plan.

6.2-2 Well Tests for Potable Water Supply

A. General

In all areas of West Tisbury a well must be installed and tested before the Board of Health will issue a permit for the installation of an on-site sanitary disposal facility. All wells must pump at least five gallons per minutes, and except as noted below, the pump test shall be for a duration of at least four hours.

B. In area of higher elevation:

For all lots of greater than 100 feet elevation above mean high water in the morainal area know as Pine Hill lying between Old Courthouse Road and Old County Road; the morainal area between North Road and Middle Road; and the area located between the one hundred foot contour on the east and the mean high water mark on the west in lands lying south of Black Brook, being west of Lambert's Cove Road and State Road and north of North Road, a deep well must be provided, which is to be located at least 200 feet from any other well, and which, when pumped over a period of eight hours, has a minimum flow of five gallons of potable water per