

SECTION VII

DESIGN STANDARDS

A. SUITABILITY OF THE LAND

No plan of a subdivision of land in any of the districts designated under the Zoning Ordinance shall be approved, unless after adequate investigation, the Board determines that the land can be used with adequate light, air, and water supply. Further, the land as developed will provide for proper sanitary facilities so as not to pose a danger to health, (see Section ___) and the plan will not detract from the value and attractiveness of abutting property.

B. SUITABILITY OF WAY

1. Street Standards

a. Right-Of-Way Width

All Streets--Type I subdivision	60 feet
All Streets--Type II subdivision	70 feet
All Streets—Type III subdivision	70 feet

b. Paved Roadway Width The roadway width shall be based on the following criteria

1. Type I Subdivision street:

Projected traffic volume generated by the development, based on ten (10) average daily trips (ADT) per dwelling unit (i.e. a two-family house will generate 20 ADT).

The Maximum Daily Traffic Volume Projected (MDTVP) shall be based on the above-mentioned ADT per dwelling unit, and shall include all traffic and all traffic types expected to utilize said street, whether generated within the development (as in the case of a dead-end street) or outside of said development (as in the case of a through street) and passing any section of a roadway, and shall determine the width of the entire length of said roadway.

In establishing the proposed road width, the developer shall also consider the future growth of the surrounding area, and its utilization of these streets.

Pavement Width (face of berm to face of berm):

- Proposed street with MDTVP of not greater than 200 ADT - 24'
- Proposed street with MDTVP of not greater than 500 ADT - 26'
- Proposed street with MDTVP of not greater than 2,000 ADT - 28'
- Proposed street with MDTVP exceeding 2,000 ADT – 32'

2. Type II & III Subdivision street

Pavement Width (face of berm to face of berm) – 32'

3. Greater widths may be required by the Planning Board when deemed necessary for present and future vehicular traffic This may include widening and upgrading existing streets.
4. For rights-of-ways appearing on Approval Not Required plans approved and endorsed prior to [the date of adoption of this revision], the minimum width shall be fifty (50) feet.
5. The center line of all roadways shall coincide with the center line of the right-of-way, unless otherwise approved by the Planning Board

2. Roadway Construction

<u>Gravel Sub-Base</u> Type I, II & III	<u>Subgrade Soil Type</u> (as defined by the USDA/SCS Soil Survey)		
	<u>Severe/Poor</u>	<u>Moderate/Medium</u>	<u>Good/Excellent</u>
Processed gravel <i>Gravel base</i>	top 4" 25"	top 4" 14"	top 4" 8"
Bituminous Concrete	<u>Type I</u>	<u>Type II</u>	<u>Type III</u>
Top Course	1.5"	2"	1.5"
Binder Course	2"	3"	1.5"
Base Course	-	-	3"

3. **Location and Alignment**

	<u>Type II & III Streets and Major and Collector Streets</u>	<u>Type I and Local Streets</u>
<u>Horizontal Alignment</u>		
Minimum radius of center line (in feet)	500	250
<u>Vertical Alignment</u>		
Minimum stopping sight distance at three and one-half (3.5) feet above pavement (feet)	275	200
<u>Grade</u>		
Maximum (percent)	5	8
Minimum (percent)	0.75	0.75
<u>Intersection</u>		
Intersection angles (degrees)	90	90
Minimum sight distance (in feet) (at stop-controlled or obstructed-view intersection)	550	300
Minimum Distance center line of road shall be straight when approaching an intersection	100'	100'
Max. grade for 30' approaching an intersection	2%	2%
Minimum radius at edge of roadway pavement (in feet)	55	25

- a. All streets in the subdivision shall be designed so that, in the opinion of the Board, they will provide safe vehicular travel. Due consideration shall also be given by the subdivider to the attractiveness of the street layout in order to obtain the maximum livability and amenity of the subdivision.
- b. Provision satisfactory to the Board shall be made for the proper projection of streets, or for access to adjoining property which is not yet subdivided.
- c. Reserve strips or land locked parcels prohibiting access to streets or adjoining property shall not be permitted.
- d. Street jogs with centerline offset of less than one hundred twenty-five (125) feet should be avoided. Streets should be continuous and in alignment with existing streets as far as practicable. Provisions should be made for the proper projection of streets, in adjoining property is not subdivided.
- e. Property lines at street intersections shall be rounded when necessary to allow for a curb radius of not less than twenty-five (25) feet.
- f. Streets shall not be built within twenty-five (25) feet of any watercourse on the subdivision site except when a stream crossing has been approved by the Conservation Commission. A street may cross land which is flood provided that lots served may be reached by another means of access which is not subject to periodic flooding.

3. Reserved for Future Use

4. Reserved for Future Use

5. Reserved for Future Use

6. Subdivision Road Lengths

- a. No street in the proposed subdivision shall be laid out in such a manner that an obstruction at any point on this street, or any street with which it intersects (proposed or existing), would isolate, without another point of exit to an existing public street, more than a cumulative total of one thousand (1000) feet of roadway as measured along the centerline of construction of the road (s). (09-16-03)

- b. Dead-end streets shall be provided at the closed end with a turnaround having an outside paved roadway diameter of at least one hundred-twenty (120) feet, and a right-of-way property line diameter of at least one hundred forty-four (144) feet. (09-16-03)

7. Adequate Access From a Public Way

When a determination is made by either the Planning Board, City Engineer, or the independent engineer that the width of a public way is adequate to carry the additional traffic of a proposed subdivision having its access from said public way, the Board may require an applicant to do any or all of the following:

- a. To dedicate a strip of land for the sole purpose of widening the public way to a width of not less than required by the City's Subdivision Rules and Regulations.
- b. To make physical improvements to and within such public way in accordance with the same standards required within the subdivision, including, but not limited to, resurfacing of said way, repairing of failed drainage systems and widening of existing access to the subdivision.

Prior to commencement of any work as described in the aforementioned two paragraphs, the applicant shall obtain written permission from both the Public Works and Engineering Departments to proceed with improvements to access roads. The cost of all improvements will be the responsibility of the applicant. The applicant will post a separate performance guarantee bond in addition to the required for work within the subdivision, to be released by the Planning Board only upon written recommendation of the City Engineer.

B. EASEMENTS

- 1. Easements for utilities across lots or centered on rear or side lot lines shall provide where necessary and shall be at least twenty (20) feet in width.
- 2. Where a subdivision is traversed by a water course, drainage way, channel or stream, the Board may require that there be provided a storm water easement of 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 maintenance.
- 3. The subdivider shall record in the Hampden County Registry of Deeds any necessary easements in the name of the City of Westfield within ninety days of the signing of the Definitive Plan to discharge surface water and/or to construct and maintain these utility installations before the final bond is released. The subdivider shall provide the Planning Board written notification and proof (book and page number) that all easements have been properly recorded with the Hampden County Registry of Deeds.

C. OPEN SPACE AND NATURAL FEATURES

Before approval of a plan by the Planning Board, said Board shall also, in proper cases require that plan to show a park or parks suitably located for playground to recreational

purposes or for providing light and air and not unreasonable in area in relation to the area of the land being subdivided and the prospective uses of such land, and if so determined, said Board shall by appropriate endorsement on the plan require that no building be erected on such park or parks for a period of not more than three (3) years without its approval. It is also recommended that due regard be shown for all natural features, such as large trees, water courses, scenic points, historic spots and similar community assets, which if preserved, will add attractiveness and value to the property.

Water courses shall be located within easements conforming substantially with the lines of their courses, whose boundaries shall not be closer than five (5) feet horizontally from the annual high water line. No building shall be constructed and no paving shall be permitted within such easement except as permitted under the Westfield Zoning Ordinance. Watercourses shall remain open except at street crossings.

In any subdivision, the developer may grant to the City a conservation restriction over any portion or the subdivision providing the area subject to the restriction has the approval of the Conservation Commission and the City Council.

Open Space Subdivisions are subject to all the rules and guidelines found in Article XVI of the Westfield Zoning Ordinance. Open Space shall remain in established state.

D. RETAINING WALLS

Where the grade of the way is above or below the grade of the adjacent land, walls or slopes shall be constructed in conformance with the approval of the City Engineer of the City of Westfield and sufficient in the opinion of the Board to support the way or adjacent land as the case may be.

E. PROPOSED DEVELOPMENT OF APPLICANTS OTHER CONTIGUOUS LAND

The Board may decline to approve a plan of subdivision if the applicant owns land contiguous to that shown on the plan and fails to furnish sufficient data to enable the Board to relate the proposed subdivision to the applicant's remaining land. Such data shall include the lines of proposed ways and lots and approximate grades and such other details as the Board may reasonably require.

F. COMPLIANCE WITH ZONING ORDINANCES

No plan of subdivision shall be approved unless all of the lots shown on the plan comply with the Westfield Zoning Ordinance and/or a specific waiver has been requested.

G. LOTS OF ABNORMAL SIZE

If a tract of land is subdivided into parcels larger than required by the Zoning Ordinances, the Planning Board may decline to approve the plan unless such parcels are arranged so as to allow a fifty (50) foot right-of-way/access for a logical and proper subdivision.

H. ACCESS THROUGH ANOTHER MUNICIPALITY

If access to a subdivision crosses land in another municipality, the Board may require certification from appropriate authorities that such access is in accordance with the Master Plan and Subdivision Rules and Regulation of such municipality and that a performance bond has been duly posted or the access is adequately improved to handle prospective traffic.