

SEE PLAT MAP NO. 37

FRANCIS STREET

STREET

WALL

STREET

WEST

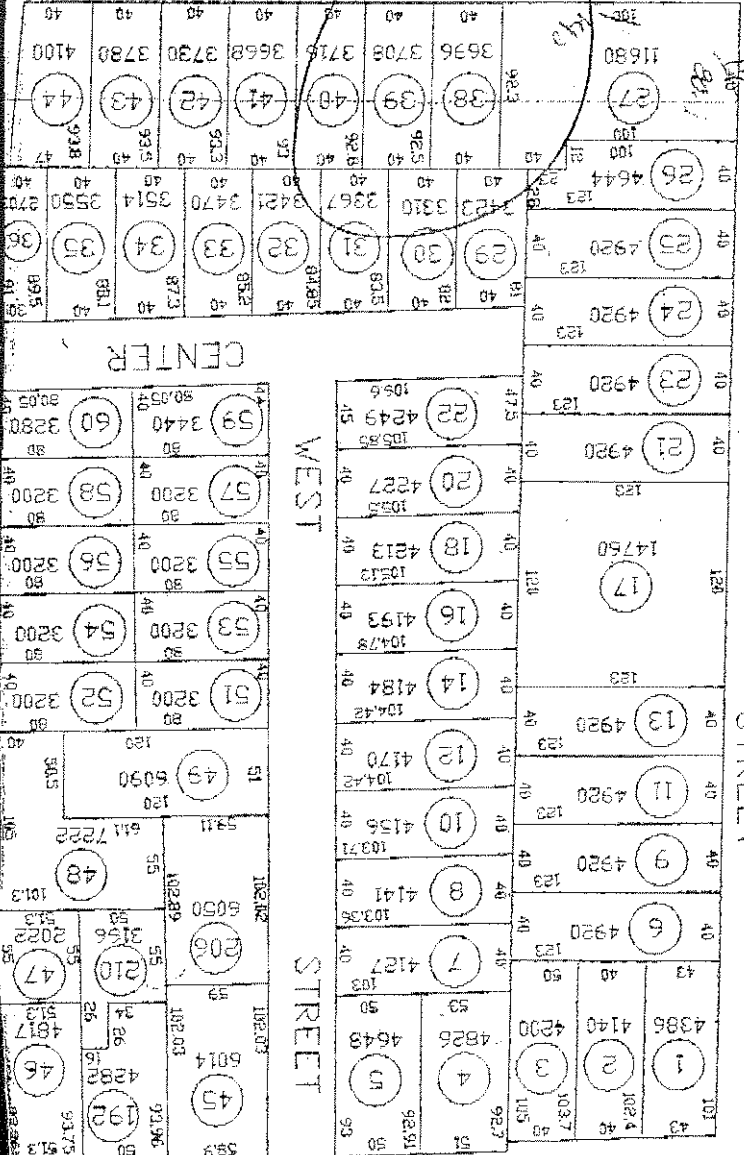
CENTER

MARGARET STREET

STREET

5
7
11
21
31
41

5
7
11
21
31
41



F.2 PUBLIC IMPROVEMENT AND DESIGN STANDARDS

A. General.


The applicant, at his own expense, shall construct all improvements where required by the Planning Board in granting approval for any subdivision or development subject to these regulations; including, off-site improvements where directly related to impacts from the proposed development.

B. Street Design Standards.

The following design standards shall be followed where applicable in the design and construction of any subdivision or development project.

(1) Frontage on Improved Streets.

(a) The area to be subdivided shall have frontage on an existing, improved public street. If such an existing street has not been improved to the standards and specifications as required by these Regulations, the Board may require the applicant to make certain improvements along the part of the street abutting the property or leading to the property being subdivided where necessary for drainage, safety, traffic or other reasons as deemed proper by the Board in accordance with the following policy.

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- (i) For platted, dedicated streets (platted and dedicated prior to the effective date of these regulations) which are not improved or not receiving maintenance by the Town - Developer shall pay all related costs for: engineering work to prepare plans; installation of property boundaries; drainage; hydrants; sewer and water supply; and, base course treatment. The Town will supply labor and equipment to install the finish surface course in accordance with the Town's priority list for paving.
- (ii) For platted rights-of-way without a recognized road: Developer shall pay all related costs as stated above as well as total service costs for labor, materials, and equipment to excavate and construct a new road in accordance with the standards for