

S. Private Roads

A private road may be used for access to a lot or lots and for fulfillment of the frontage requirement provided that it complies with the following standards:

1. The right-of-way of the private road shall be a minimum of twenty-five (25) feet In width if it serves one (1) lot and a minimum of fifty (50) feet in width if it serves two (2) or more lots.
2. A plan showing the private road shall be prepared by a registered land surveyor. The plan shall delineate the proposed road and each of the lots to be served by the private road, If the private road is part of a subdivision, the plan shall be included as part of the subdivision application. If the private road is not part of a subdivision, the plan shall be labeled "Plan of a Private Road" and recorded in the Sagadahoc County Registry of Deeds.

Where new street intersections or driveway curb-cuts are proposed, site distances, as measured along the road onto which traffic will be turning, shall be based upon the posted speed limit and conform to the table below:

Posted Speed Limit (MPH)	25	30	35	40	45	50	55
Sight Distance (feet)	200	250	305	360	425	495	570

3. Private roads which are part of a subdivision **of ten (10) or more lots or create a thruway or and** other activity requiring development review shall comply with the plan submission requirements of the Street Design and Construction Standards Ordinance,
4. The applicant shall provide for street name signs and all other traffic control signs as determined to be necessary by the Planning Board.
5. The plan of the private road shall bear notes that the Town of Richmond shall not be responsible for the maintenance, repair, or plowing of the private road.
6. The plan shall also contain notes that the creation of additional lots on the private road shall not occur without the filing of a revised plan and the approval of The Planning Board, if otherwise necessary.
7. If the private road is to provide access to two (2) or more lots, a maintenance agreement shall be prepared and recorded in the Registry of Deeds with the plan. The maintenance agreement shall specify the rights and responsibilities of each lot owner with respect to the maintenance, repair, and plowing of the private road. For a private road serving five (5) or more lots, the agreement shall provide for the formation of a road association, which shall be responsible for the ownership, and maintenance of the private road.
8. The construction of private roads shall meet the following minimum standards:

Number of Lots Served

	1	2-5	16-19-2-9
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Minimum roadway width	12'	16'	20'
Minimum sub base (Heave road gravel)	12"	15"	18"
Wearing surface (Fine gravel)	2"	2"	2"
Maximum grade	12%	10%	10%
Minimum grade	0.5%	0.5%	0.5%
Turn around at dead end	Hammer Head or T	Hammer Head or T	Hammer Head or T

One turnout to provide space for 2 vehicles to pass shall be provided for every private road longer than 1,000 feet.

9. Cleanup: Following street construction, the developer or contractor shall conduct a thorough clean-up of stumps and other debris from the entire street right-of way. If onsite disposal of the stumps and debris is proposed, the site shall be indicated on the Plan and be suitable covered with fill and topsoil, limed, fertilized, and seeded.