ARTICLE 10
GENERAL STANDARDS

10.1 SUBDIVISION PLAN SHALL CONFORM TO COMPREHENSIVE PLAN

Any proposed subdivision shall be in conformity with the Comprehensive Land Use Plan or other adopted policy statements of the city and with the provisions of the Saco Zoning Ordinance and all pertinent state and local codes and ordinances.

10.2 RETENTION OF OPEN SPACES, PRESERVATION OF NATURAL OR HISTORIC FEATURES, AND PROVISION OF RECREATIONAL AREAS AND FACILITIES (Amended 1/12/99, Amended 10/9/01)

A portion of the area of the subdivision shall be reserved as open space in order to provide for the open space needs of the occupants of the subdivision and/or to maintain the scenic or natural beauty of the area. In addition, the subdivision shall provide for the recreational needs of the residents of the development through the development of recreational areas and facilities or the payment of an impact fee. The common open space shall have a minimum of 30 feet of frontage on a public street or road or proposed public street or road and be accessible to the residents of the development. The open space shall be shown on the recorded subdivision plan with appropriate notation that it shall not be used for future building lots and shall not be further subdivided. The open space shall be contiguous. No structures, drainage or detention facilities or paved areas shall be permitted in open space.

10.2.1 Open Space Reservation - The following table provides the minimum open space reservations for various development densities.

Average Square Feet per Dwelling Unit	% Open Space Required
80,000 sf or more	2.5
40,000 - 79,999 sf	5
20,000 - 39,999 sf	7.5
10,000 - 19,999 sf	10
less than 10,000 sf	12

10.2.2 Where the land in the subdivision is not suitable for open space, or is insufficient in amount, or where the subdivider and the Planning Board agree that residents of the subdivision would be better served by community open space, the developer shall pay the open space portion of the

Recreational Facilities and Open Space Impact Fee set forth in article 16 of the Zoning Ordinance.

10.2.3 Recreational Area and Facilities – All subdivisions shall provide for the recreational needs of the occupants of the development. Subdivisions with fewer than twenty (20) dwelling units shall pay the recreational facilities portion of the Recreational Facilities and Open space Impact Fee established in Article 16 of the Zoning Ordinance. Subdivisions of twenty (20) or more dwelling units shall pay the impact fee or dedicate at least 50 percent of the required open space as usable open space for active recreation. This area shall be improved with recreational facilities appropriate to meet the needs of the residents of the development. In determining the type of recreational areas and facilities that are appropriate, the Board shall consider the proximity of the subdivision to neighboring dedicated open space or recreation facilities; the needs identified in the Comprehensive Plan or park or open space plan; recreation facilities in the neighborhood surrounding the subdivision; the type of development and the demographic characteristics of potential residents in the subdivision; and the density of the development.

10.2.4 Land reserved for recreation areas shall be of a character, configuration, and location suitable for the particular use intended. Active recreation shall include activities which require substantial construction and maintenance for recreation use, including playgrounds, tennis courts, ball fields, basketball courts and similar facilities. A site intended to be used as a play field should be level and dry, have a total frontage on one or more streets of at least 50 feet, and have no major dimensions of less than 200 feet. The Planning Board shall determine if other active recreation areas are suitable for the intended uses. Open space sites selected primarily for scenic or passive recreation purposes shall have such access as the Board may deem suitable and no less than fifty feet of road frontage. The configuration of such sites shall be deemed adequate by the Board with regard to scenic attributes to be preserved, together with sufficient areas for trails, lookouts, etc., where necessary and appropriate. Common open space shall not include areas devoted to public or private vehicular streets, driveways or parking spaces.

10.2.5 With the agreement of the Planning Board and the City Council, the developer may dedicate the open space and/or recreation areas and facilities to the city for the use of all its citizens, or to another government agency or recognized land stewardship organization willing and able to manage the

land permanently. If common open space is not dedicated to public use, it shall be protected by legal arrangements, satisfactory to the Planning Board, sufficient to assure its maintenance and preservation for whatever purpose it is intended. Covenants or other legal arrangements submitted with the final plan shall specify ownership of the open space; method of maintenance, taxes and insurance; compulsory membership and compulsory assessment provisions; guarantees that any association formed to own and maintain open space will not be dissolved without the consent of the Planning Board, and any other specifications deemed necessary by the Planning Board. The developer shall maintain control of common green spaces and facilities and be responsible for their maintenance until dedication, or transfer to the permanent controlling entity, and/or until development sufficient to support the association has taken place. The dedication agreement and/or association bylaws shall specify at what point maintenance is taken over by the association. All maintenance is the responsibility of the developer until that time.

10.2.6 The Board may require the preservation of any existing trees larger than 24" diameter breast height, or other significant trees, the replacement of trees and vegetation, graded contours, streams, and the preservation of scenic, historic, or environmentally significant areas.

10.2.7 If the proposed subdivision contains any historical or archeological sites, or any areas identified in the Comprehensive Land Use Plan or by the Maine Critical Areas Program as rare and irreplaceable natural areas, these areas shall be suitability protected by appropriate covenants and management plans.

10.2.8 Any public rights of access to the shoreline of a water body shall be maintained by means of easements or rights-of-way, or should be included in the open space, with provisions made for continued public access.

10.2.9 Open Space Reservation in Mobile Home Parks. Mobile home parks served by public sewer are required to meet the open space requirements of Section 10.2 of the subdivision regulations, except that the size requirements as prescribed in 10.2.1 shall not exceed 10 percent of the combined area of the lots. Required buffer strips, driveways, roadways, parking areas, wetlands, and land unusable because of steep slopes, inaccessibility or other reasons shall not be included in the open space reservation.
10.2.10 If any portion of a proposed subdivision lies within:

a. Two hundred fifty (250) feet of the following areas identified and mapped by the Department of Inland Fisheries and Wildlife or the Comprehensive Plan as:

1. Habitat for species appearing on the official state or federal lists of endangered or threatened species;
2. High and moderate value waterfowl habitats, including nesting and feeding areas; or
3. A high or moderate value deer wintering area or travel corridor; or

b. Other important habitat areas identified in the Comprehensive Plan, the applicant shall demonstrate that there will not be significant adverse impacts on the habitat and species it supports. A report prepared by a wildlife biologist with demonstrated experience with the wildlife resource being impacted shall be submitted. This report shall assess the potential impact of the subdivision on the significant habitat and adjacent areas that are important to the maintenance of the affected species and shall describe appropriate mitigation measures to ensure that the subdivision will not have significant adverse impacts on the habitat and the species it supports. (Amended 1/30/90; 10/30/01)

10.3 LAND NOT SUITABLE FOR DEVELOPMENT

The Board shall not approve as building sites such portions of any proposed subdivision that:

10.3.1 Are situated below the normal high water mark of any water body.

10.3.2 Are part of a right of way, or easement, including utility easements, and temporary cul-de-sac.

10.3.3 Are located within the 100 year frequency flood plain as identified by the Federal Emergency Management Agency unless the applicant shows proof through the submittal of materials prepared by a Registered Land Surveyor which show that the property in question lies at least two (2) feet above the 100 year frequency flood. (The elevation is not to include filled or made land).

10.3.4 Are located on land which must be filled or drained or on land

created by diverting a watercourse; except the Board may grant approval if a central sewage collection and treatment system is provided. In no instance shall the Board approve any part of a subdivision located on filled tidal wetlands or filled or drained Great Ponds (natural body of water 10 acres or more in size).

10.3.5 In no instance shall the Board approve a subdivision in which buildings or roads, other than limited crossings, would be built on wetlands as defined in Article 3.

10.3.6 Have a water table within 10 inches of the surface for at least three months of the year as identified in the county soil survey, unless further soil study proves the county soil survey wrong, or if the applicant can demonstrate to the Board's satisfaction that engineering techniques can sufficiently lower the water table to enable the site to be utilized. In cases where the Board does not permit such drainage, the subdivider may use such lands in lot area calculations if City sewage treatment is provided and if the lot(s) are to be deed restricted to prohibit buildings with basements or require basement floor elevations one foot above the seasonal water table.

10.3.7 For construction on slopes greater than 15 percent, the applicant shall submit a description of slope stabilization practices for approval by the Board.

10.4 SUBDIVISION NAME

The proposed name of the subdivision shall not duplicate, or too closely approximate phonetically, the name of any other subdivision in the city.

10.5 BLOCKS

In blocks exceeding 800 feet in length, the Planning Board may require the reservation of a 30 foot wide easement through the block to provide for the crossing of underground utilities and pedestrian traffic where needed or desirable and may further specify, at its discretion, that a five foot wide foot path be included and constructed in conformance with design standards in Article 11. The Planning Board shall require the subdivider to provide for the proper maintenance of any such easement.

10.6 LOTS

Before the Planning Board approves any subdivision the building inspector shall confirm that all lots meet the minimum space and bulk requirements of the zoning

ordinance for the district in which they are located.

10.6.1 The design of lots shall provide for off-street parking and service facilities for vehicles required by the type of use and development contemplated.

10.6.2 Double frontage lots and reverse frontage lots shall be avoided except where essential to provide separation of residential development from traffic arteries or to over-come specific disadvantages of topography and orientation. A planting screen easement of at least twenty feet, across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery or other disadvantageous use.

10.6.3 Lots with multiple frontages shall be avoided wherever possible. When lots do have frontage on two or more streets, the plan and deed restrictions shall indicate that automobile access shall be located only on the less traveled way.

10.6.4 Wherever possible, side lot lines shall be perpendicular to the street.

10.6.5 Where a tract is subdivided into lots more than double the minimum size required in the Zoning District in which a subdivision is located, the Board may require that street and lots be laid out so as to permit or prohibit future resubdivision in accordance with the requirements contained in these standards.

10.6.6 Any subdivision designed in a manner which would allow more lots to be developed shall contain a notation that any further division of lots must be approved by the Planning Board.

10.6.7 If a lot on one side of a stream, tidal water, road, or other similar barrier fails to meet the minimum requirement lot size, it may not be combined with a lot on the other side of the stream, tidal water, or road to meet the minimum lot size of these standards, or for the purposes of on-site sewage disposal.

10.6.8 Flag lots and other odd shape lots in which narrow strips are joined to other parcels in order to meet minimum lot size or frontage requirements are prohibited. The width of a lot at its narrowest point shall not be less than 75 percent of the width of the lot frontage.

10.6.9 Lots shall be numbered to facilitate mail delivery and the provision of emergency services. Even numbers will be assigned to one side of the street and odd numbers to the other. The lot numbers shall be assigned by the assessor.

10.6.10 When proposed buildings are located near lot lines or another building, shadow projections shall be examined to ensure that solar access to any other building or property is not blocked or substantially reduced. A shadow study may be required by the Board.

10.6.11 Any plan for a mobile home park shall designate lots within the park. These lots shall conform to the requirements of the Saco Zoning Ordinance. (Amended 1/30/90)

10.7 IMPACT ON GROUND WATER

10.7.1 A hydrogeologic assessment may be required by the Board for subdivisions, particularly unsewered subdivisions, in which groundwater quality is a concern. Such instances include, but are not limited to, sites:

10.7.1.1 Over a sand and gravel aquifer.

10.7.1.2 Not served by public water.

10.7.1.3 Where the depth to groundwater is less than 48 inches.

10.7.1.4 In soils rated by the USGS Soil Survey as poor or very poor for subsurface septic systems.

10.7.1.5 In coarse soils categorized as having "severe" limitations for septic systems.

10.7.1.6 Where a community septic system is proposed.

10.7.2 When a hydrogeologic assessment is submitted, the assessment shall contain at least the following information:

10.7.2.1 A map showing the basic soil types.

10.7.2.2 The depth to the water table at representative points throughout the subdivision.

10.7.2.3 Drainage conditions throughout the subdivision.

10.7.2.4 Data on the existing ground water quality, from test wells in the subdivision or from existing wells on neighboring properties.

10.7.2.5 An analysis and evaluation of the effect of the subdivision on ground water resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post development nitrate - nitrogen concentrations at any wells within the subdivision, at the subdivision boundaries and at a distance of 1000 feet from potential contamination sources, whichever is a shorter distance.

10.7.2.6 A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the subdivision and within 200 feet of the subdivision boundaries.

10.7.2.7 Projections of ground water quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).

10.7.3 No subdivision shall increase any contaminant concentration in ground water to more than one half of the Primary Drinking Water Standards. No subdivision shall increase any contaminant concentration in groundwater to more than the Secondary Drinking Water Standards.

10.7.3.1 If ground water contains contaminants in excess of the primary drinking water standards, and the subdivision is to be served by on-site ground water supplies, the applicant shall demonstrate how water quality will be improved or treated.

10.7.3.2 Subsurface wastewater disposal systems and drinking water wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells are recommended in the assessment, those standards shall be included as a note on the Final Plan and as restrictions in the deeds to the affected lots.

10.8 STREET ACCESS

Provision shall be made for vehicular access to the subdivision in such a manner as to safeguard against traffic hazards and danger to pedestrians in the subdivision and in existing streets, to avoid congestion on any street or at any intersection, to provide safe and convenient circulation on public streets and in the subdivision, and to provide for efficient access by the city's emergency services and public works departments. All lots in all subdivisions shall have access from a public street of the City of Saco. The following standards and design criteria shall also be followed: (Amended 7/18/89; 1/22/02)

10.8.1 Where a lot has frontage on two or more streets, access to the lot shall be provided from the street with less potential for traffic congestion and hazard.

10.8.2 The street giving access to the subdivision and neighboring streets which carry traffic to the subdivision shall have capacity or be suitably improved to accommodate the amount and type of traffic generated by the proposed subdivision. No subdivision shall decrease the level of service below D (levels of service are defined by the Highway Capacity Manual 2000 or later edition) at study area intersections. However, (1) at signalized intersections where the level of service is already below D; or (2) at signalized intersections predicted to drop below D where physical improvements cannot be made to attain D, or, (3) at unsignalized intersections, where physical improvements cannot be made to improve the level of service to D and provided that warrants for a traffic signal are not met, or signal installation is not desirable; the Board may approve the subdivision if it finds that adequate provisions for safety can be attained through imposing conditions of approval such as upgrades in signalization, one-way driveways, prohibiting certain turning movements, construction of turning lanes, or other improvements, or through a program of Transportation Demand Management measures, or a traffic mitigation fee is assessed, as outlined in Section 709-6 of the Saco Zoning Ordinance, for a future improvement project, or monitoring is to be performed. (Amended 9/4/07)

10.8.3 Where necessary to safeguard against the hazards to traffic and pedestrians and/or to avoid congestion, provision shall be made for turning lanes, traffic islands, frontage roads, and traffic lights within public streets, or other improvements necessary.

10.8.4 Road accesses shall be designed with sufficient capacity to avoid causing stacking in the travel way of an arterial.

10.8.5 Where topographic and other conditions allow, provision shall be made for streets to be extended later to adjoining land and nearby streets in order to provide for future improvements in traffic flow.

10.8.6 In an instance where the Planning Board determines a development causes existing street(s) to be reclassified to a higher design standard, the board shall require the developer to improve the impacted street(s) to the appropriate design standard.

10.8.7 Unless otherwise specified in these regulations, road improvements shall meet the standards Maine Department of Transportation "Standard Specifications (for) Highways and Bridges," 1984 or later revision, Maine Department of Transportation "Highway Design Guide" and current City of Saco standards. (Amended 9/4/07)

10.8.8 Where a subdivision borders a public street having a right-of-way that is less than the following:

Arterial or collector or rural collector as identified in the Comprehensive Plan	Seventy (70) feet
Local Street	Fifty (50) feet

the subdivider shall set aside one half of the additional right-of-way required to bring the street up to this standard. The area to be set aside shall be shown on the subdivision plan, labeled "Reserved for Road Realignment (or Widening) Purposes", and dedicated to the City for use as a public street. Land reserved for such purposes may not be counted in satisfying setback or yard or area requirements for the Zoning Ordinance. The subdivider shall make improvements or provide funds for improvements to the portion of the road bordering the subdivision and shall be required to provide a proportional share of the cost of other road improvements necessary to bring the road(s) serving the subdivision to city standards. (Amended 10/30/01)

10.8.9 Where a subdivision abuts or contains an existing or proposed arterial street, the Board may require frontage streets (street parallel to

arterial street providing access to adjacent lots), reverse frontage (that is, frontage on a street other than the existing or proposed arterial street) with screen planting contained in a non-access reservation along the rear property line, or other treatment(s) if they are necessary for adequate protection of residential properties and to afford separation of through and local traffic.

10.8.10 The capacity of a road to move traffic is related inversely to the amount of access provided to abutting properties. To maintain the capacity of the City's principal road network, the creation of new residential lots as part of a subdivision which front on or obtain their vehicular access from any of the following roads is prohibited except as provided for in subsection 10.8.10.1 below. Vehicular access to any new residential lot shall be limited to the street frontage used to meet the requirements of this section, unless alternate access is approved by the Planning Board.

Cascade Road
Bradley Street
New Country Road
Old Orchard Road
Buxton Road
Louden Road
Flag Pond Road
Jenkins Road
Heath Road
Mast Hill Road
Holmes Road
Ash Swamp Road
Hearn Road

10.8.10.1 Waiver of Access Limitation

Any lot shown on the property tax maps of the City of Saco as of the date of the adoption of this section shall be permitted one vehicular access point to any adjacent public road not withstanding the provisions of the section.

No residential lot created after the adoption of this section, that is part of a subdivision, shall have its required street frontage on a road listed above unless the Planning Board determines that conditions particular to the parcel justify allowing access to the road. Access shall be granted only if the Board finds that one of the following conditions is met:

A. There is too little road frontage to reasonable allow for the creation of a local street or private road; or
B. The shape or physical condition of the parcel does not permit access to or the creation of a local street or private road; or
C. There will be no further subdivision of the parcel. (Amended 10/30/01)

10.9 STREET NAME, STREET SIGNS, STREET LIGHTS

Streets which join and are in alignment with streets of abutting or neighboring properties shall bear the same name. Names of new streets shall not duplicate, nor bear phonetic resemblance to the names of existing streets within the city and shall be subject to the approval of the Planning Board. Street name signs, stop signs and other street signs shall be furnished and installed by the developer. The type, size, and location shall be subject to the approval by the Department of Public Works. Street lighting shall be installed as required by the Department of Public Works, and energized prior to street acceptance.

10.10 REQUIRED IMPROVEMENTS

10.10.1 The following are required improvements in all subdivisions: monuments, street signs, streets, sidewalks, curbing, street lights, street

signs, water supply, sewer disposal and storm drainage, except where the Board may waive or vary such improvements in accordance with the provisions of these standards.

10.11 STREETS

All streets are to be designed to these standards and offered for city acceptance.

10.11.1 Street Classification

During Preliminary plan review, subdivision streets shall be classified for the purpose of establishing the applicable design and construction standards according to the definitions below. The Board shall determine the classification in all doubtful cases.

10.11.1.1 Arterial Streets.

An arterial street is any street that carries or is designed to carry through traffic between parts of Saco, other arterial streets in Saco, between Saco and other communities, or industrial zones. (medium to high-density zones, i.e. 100 dwellings or 800 trips per day or more). A 70-foot right of way and 34-foot wide pavement are required. (See appendix for typical.)

10.11.1.2 Secondary Street.

A secondary street is any street used solely for access to the abutting lots. (2 to 100 dwellings). A minimum 50-foot right of way and a minimum 24-foot wide pavement are required. (See appendix for typical.)

10.11.1.3 (Reserved) (Amended 1/30/90)

10.11.1.4 Mobile Home Park Streets (Amended 1/30/90)

All streets within mobile home parks shall be built in conformance with the standards of this section. Streets within a park shall be designed by a Professional Engineer, registered in the State of Maine. The engineer shall stamp the plans with his seal and sign them.

A. Streets which the applicant proposes to be dedicated as public ways shall be designed and constructed in accordance with the standards for streets in the Saco Subdivision Regulations. The portion of any mobile home park street built within a city right of way shall meet the construction standards of the subdivision regulations and other city ordinances, rather than the special requirements of this section.
B. Streets which the applicant proposes to remain private ways shall meet the following minimum design standards.
    1. Minimum right of way width: 23 feet
    2. Minimum paved width of traveled way: 20 feet
    3. The standards of the Manufactured Housing Board.
C. The first 75 feet of any mobile home park street which intersects with a city street shall meet all geometric design standards except width, all standards related to sight distance, and all standards related to adequacy of access.
D. No individual lot within a park shall have direct vehicular access onto a numbered highway.

(Amended 1/10/90)

10.11.2 Street Design

All streets in the subdivision shall be designed to provide safe vehicular travel. Due consideration shall also be given by the subdivider to the attractiveness of the street layout in order to obtain a pleasing lot layout.

All streets shall be designed as through streets or future through streets unless waived by the Board. The design of all streets shall conform to City of Saco standards. (See appendix for typical.)

10.11.3 Street Drainage

An under drainage system shall be installed in all streets to properly drain the subgrade to assure the stability of the roadway base.

10.11.4 Design Speeds

Radii of curves and lengths of vertical curves should be selected to provide

safe sight distances (either passing or stopping) for the design speed of the road. The design speed for arterial streets shall be 40 miles per hour and for secondary streets 25 miles per hour.

10.11.5 Location And Alignment

10.11.5.1 Projections.
Provisions satisfactory to the Planning Board shall be made for the proper projection of streets for access to adjoining property that is not yet subdivided, or for connection with future streets. The street right-of-way for such extension of any proposed street shall extend to the boundary of the subdivision, be labeled as reserved for street extension, and dedicated to the City at the time that the streets in the subdivision are dedicated and offered for public acceptance. (Amended 10/30/01)

10.11.5.2 Reserve Strips.
Reserve strips of land prohibiting access to streets or adjoining property shall not be permitted, except where, in the opinion of the Board, such strips shall be in the public interest.

10.11.5.3 Jogs.
Street jogs with centerline offsets of less than one hundred and twenty-five (125) feet shall not be allowed.

10.11.5.4 Curves.
The minimum centerline radii of curved streets shall conform to the design speeds for all classes of streets.

10.11.5.5 Intersections.
Streets shall be laid out so as to intersect as nearly as possible at right angles. The Board may permit a variation of up to 15 degrees.

10.11.5.6 Street Corner Radius.
Property lines at intersections shall be rounded or cut back to provide

for a minimum curb radius at the edge of the pavement of 30 feet for arterials and 20 feet for secondary streets. The distance between the edge of the pavement and the property line shall not be less than ten feet.

10.11.5.7 The centerline of the roadway shall be the centerline of the right-of-way.

10.11.5.8 Right of Way Widths.
The minimum width of street rights of way shall be fifty (50) feet for secondary streets and seventy (70) feet for arterial streets. Greater width shall be required by the Board when deemed necessary for present and future vehicular movement.

10.11.5.9 Dead Ends.
A dead end is defined as a street or way with only one access/egress point.

> 10.11.5.9.A: Where the Board has waived the dead end restriction, the following criteria shall be followed: Dead end streets shall not be longer than one thousand (1,000) feet, unless, in the opinion of the Board, a greater length is necessitated by topography or other local conditions. In all cases where dead end streets are permitted they shall terminate in cul de sacs. In any instance no more than 15 units shall be allowed on a dead end street. Dead end streets shall be constructed to provide a cul de sac turnaround with the following radii: property line, 75 feet; outer edge of pavement, 65 feet. If a vegetated center is proposed, the inside radius of pavement shall be 41 feet, resulting in a 24-foot wide paved surface. The area of transition from street to cul de sac shall be designed with a turning radius of not less than 50 feet. (Amended 2-20-90)
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> 10.11.5.9.B Streets having temporary dead ends shall terminate in cul de sacs having a right of way diameter of not less than one

hundred fifty (150) feet.

10.11.5.9.C Where a future street is projected beyond the cul de sac, the cul de sac shall be designed in such a relation to the projection of the right of way that the additional land used for the circle may be relinquished to the adjacent properties at the time the road is constructed over the projected route.

10.11.5.9.D The ownership of the fee in land lying within the projection of any road shall remain with the adjacent lots until the road is constructed over the projected route. Any such fee shall not be included in determining the conformity of the area of any lot to the minimum requirements under the Zoning Ordinance of the City.

10.11.5.9.E Where a circle is laid out as a permanent termination of road, the entire area of the circle shall be a permanent part of the right of way. Where a circle is laid out over a projected right of way, the lot lines shall be laid out to the lines of the future projected route but the additional areas used for the circle may not be included in the areas of the adjacent lots for the purpose of determining their conformity to the minimum requirements under the Zoning Ordinance of the City.

10.11.5.10 Grades.

10.11.5.10.A Centerline Grades. Centerline grades of streets shall not be less than 1%. Grades of arterial streets shall not exceed 6% on straight-aways or 5% on curves, and secondary and minor streets shall not exceed 8% on both straight-aways or curves. Vertical curves shall be required at any grade change.

10.11.5.10.B Super elevation. Where curves and grades combine to create potentially dangerous driving conditions, the Board may require super-elevation of the curves or other

protection.

10.11.5.10.C Intersections. Where streets intersect within a subdivision or at the juncture of a subdivision street with an existing street, the Board shall require that a minimum length of 75 feet of each street outside the roadway of the crossing street shall have no greater than two percent grade.

10.11.5.10.D Driveways And Aprons. Driveway aprons shall be constructed as per typical driveway section in the Construction Standards. Common driveways are encouraged, but shall not serve more than three units.

A two foot wide paved apron shall be provided behind the sidewalk or at the edge of the street pavement if there is no sidewalk, to prevent the pavement from unraveling. A 1/2 to 1 inch lip shall be provided at the gutter line.

10.11.5.11 Sidewalks are required along all subdivision streets and any street which abuts the subdivision, or gives access to it. The Board may require that the sidewalk be extended for a reasonable distance to connect with existing sidewalks or destinations such as bus stops and schools. (Amended 7/18/89; Amended 11/7/89)

10.11.5.12 Sidewalks in Mobile Home Parks
Sidewalks are required on one side of mobile home park streets. Sidewalks shall have a five foot wide paved surface and a grassy esplanade at least five feet wide between the street and the sidewalk. A right of way at least as wide as the sidewalk and the esplanade shall be provided. (Amended 7/18/89; Amended 11/7/89; Amended 1/30/90)

10.12 STORMWATER MANAGEMENT

10.12.1 Adequate provision shall be made for disposal of all storm water

generated within the subdivision, and any drained ground water through a management system of swales, culverts, under drains, storm drains, and/or detention and retention basins. The storm water management system shall be designed to conduct storm water flows to existing watercourses or storm drains. This stormwater management system shall be designed by a Maine Registered Professional Engineer.

10.12.1.1 Where open ditches, channels, streams, or natural drainage courses are used either to collect or discharge storm water, adequately sized perpetual easements shall be provided and appropriate erosion control measures taken. No storm water will be permitted to drain across a street or across an intersection.

10.12.1.2 The storm water management system shall be designed to accommodate upstream drainage, taking into account existing conditions and approved or planned developments not yet built and shall include a surplus design capacity factor of 25% for potential increases in upstream runoff. If evidence establishes that the storm water system serves only the upstream area of a watershed, no more than 10 percent surplus design capacity is required.

10.12.1.3 Downstream drainage requirements shall be studied to determine the effect of the proposed subdivision. The storm drainage shall not overload existing or future planned storm drainage systems downstream from the subdivision. The subdivider shall be responsible for financing any improvements to existing drainage systems required to handle the increased storm flows.

10.12.2 Drainage Calculations. To substantiate the proposed subdivision drainage system, drainage calculations shall be prepared and signed by a Maine Registered Professional Engineer and filed as a part of the Preliminary plan. A drainage run-off plan within the perimeter of the proposed subdivision shall be drawn to a scale of 1" = 100' and shall show the incremental areas contributing run-off to each catch basin, ditch or water course. The run-off plan shall also show existing and proposed contours at

two (2) foot intervals. The contributing watershed areas outside the perimeter of the subdivision shall be drawn to a scale of 1" = 200' and shall be included in the calculations.

10.12.3 Design Criteria

10.12.3.1 Hydraulic and hydrologic calculations using the Rational Method, or U.S. Soil Conservation Service T.R. No. 55, Urban Hydrology for Small Watersheds and Section 4 of the U.S. Soil Conservation Service National Engineering Handbook and prepared by a Maine Registered Professional Engineer. Calculations must show existing and proposed runoff conditions for the rate, volume, and velocity.

10.12.3.2 The proposed subdivision drainage system shall be based on all storm durations for the 2, 10, 25 and 50 year 24 hour storm frequencies. (Amended 5/6/99)

10.12.3.3 Culverts designed to carry existing drainage, ditches, brooks, streams, or other water courses shall be based on a 50-year design storm. Culverts shall be designed with proper inlets and outlet control in accordance with standard engineering practice. (Amended 5/6/99)

10.12.3.4 A weighted coefficient of run-off "C" or curve numbers is to be determined for each incremental drainage area based on the following minimum values:

paved or roofed areas	0.90
steep grassed areas	0.70
residential areas(with lawns & buildings)	0.45
cultivated or natural areas	0.30

If using the SCS method, curve numbers can be obtained using the Soil Conservation Services, Urban Hydrology for Small Watersheds,

technical release #55; table 2-2.

10.12.3.5 In no case shall a drainage line of less than 12" in diameter be used.

10.12.3.6 All drains shall be sloped to provide for a minimum velocity of 3 feet per second. The maximum design velocity shall be 10 feet per second.

10.12.3.7 Storm sewer systems shall be designed to flow full by gravity, using the Manning Formula to determine the size of pipes required. Submerged outlets during periods of storm flow or during dry periods will not be permitted.

10.12.3.8 Where it appears that any street may be extended so as to connect with an existing or proposed street on land adjoining the subdivision, the Board may require that provision be made for extension of the drainage system to a point at or near the subdivision property line at such size and grade as will allow for such extension.

10.12.3.9 Rainfall intensities shall be obtained from the City of Portland Rainfall Intensity Curves and rainfall charts provided by the S.C.S.

10.12.3.10 The drainage design of a subdivision shall be such that post development peak flows do not exceed the pre-development peak flows up to and including a 50-year storm. (Amended 5/6/99)

10.12.3.11 The impact of drainage on downstream structures and courses shall also be considered.

10.12.4 Stormwater Quality

Any subdivision that will result in the creation of more than ten thousand (10,000) square feet of impervious area such as roads, drives, walks, and roofs or five (5) or more acres of disturbed area shall manage the quality of the stormwater runoff to meet the following standards. Stormwater Best Management Practices appropriate for the site and type of activity must be used to meet the standards specified in this section. Preference shall be given to the use of nonstructural BMP's where feasible. The standards must be met at the property line or before the runoff enters a waterbody, whichever point is first reached by the runoff:

10.12.4.1 Sliding Scale Total Suspended Solids (TSS) Standard B Stormwater from the impervious areas and disturbed areas in each identified subwatershed on the site must be treated by the use of stormwater best management practices designed to remove total suspended solids to the levels indicated in the Maine Department of Environmental Protection=s ASliding Scale TSS Standard (Chapter 500 Stormwater Management, Section 4.A.(2)(a)). The prescribed level of treatment must be applied to all impervious surfaces such that the areally weighted average TSS removal equals or exceeds the prescribed removal level.

10.12.4.2 Floating Hydrocarbons Standard - Any non-residential subdivision shall comply with the Floating Hydrocarbons Standard of Section 805-2 of the Zoning Ordinance if any of the uses that are permitted by the zoning for that area include the uses listed in Section 805-2 and all such uses are not excluded by deed restrictions, covenants, or other enforceable provisions.

10.12.4.3 Basic Stabilization Standard - Any subdivision located in the portions of the watershed of the Saco River that are tributary to the river upstream of the public water supply intake of the Biddeford-Saco Water Company or that are located in the watershed of the

Scarborough River including areas tributary to the Nonesuch River, Nonesuch Brook, Ricker Brook, Boynton Brook, Merrill Brook, Mill Brook, and Stewart Brook shall comply with the following additional requirements:

1. Ditches, swales, and other open stormwater channels must be designed, constructed, and stabilized using erosion and sedimentation control Best Management Practices that achieve long term erosion control, and must receive adequate routine maintenance to maintain capacity and prevent or correct any erosion of the channel's bottom or sideslopes.
2. Gravel roads must be designed and constructed with crowns or other measures, such as water bars, to ensure that stormwater is immediately delivered to adjacent stable ditches or vegetated buffer areas. Grading of gravel roads, or grading of the gravel shoulders of gravel or paved roads, must be routinely performed to ensure that stormwater drains immediately off the road surface to adjacent buffer areas or stable ditches, and is not impeded by accumulations of graded material on the road shoulder or by excavation of false ditches in the shoulder.
3. The project site must be maintained to prevent or correct erosion problems.

10.12.4.3 All elements of stormwater systems shall be designed, constructed, and maintained in accordance with the City's Stormwater Management Systems Inspection and Maintenance Program Guidelines, Volumes 1 and 2. Each project subject to this section shall prepare a stormwater facilities management plan which shall be reviewed and approved as part of the subdivision approval. This plan shall set forth the types and frequencies of proposed

maintenance activities for all private elements of the stormwater system and shall identify the party responsible for carrying out each maintenance activity. The plan shall provide for an Annual Report to be submitted to the Director of Public Works documenting that the required maintenance has been performed as set forth in the management plan. Failure to conduct the necessary maintenance as set forth in the maintenance plan shall be a violation of the ordinance. (Amended 10/30/01)

10.13 EROSION AND SEDIMENTATION CONTROL

Topsoil shall be considered part of the subdivision. Except for surplus topsoil from roads, parking areas, and building excavations, it is not to be removed from the site.

10.13.1 Except for normal thinning, landscaping, and cutting of trees to provide access to direct sunlight, existing vegetation shall be left intact to prevent soil erosion on lots.

10.13.2 To prevent soil erosion of shoreline areas, tree cutting in a strip paralleling the shoreline and extending 50 feet inland from all points along the normal high water mark shall be limited in accordance with the following provisions:

(1) No more than 30 percent of the length of the strip shall be clear-cut to the depth of the strip; (2) Cutting of this 30 percent shall not create a clear-cut opening in this strip greater than 30 feet wide; (3) In the remaining 70 percent length of the strip, cutting shall leave sufficient cover to preserve natural beauty and control erosion.

10.14 EASEMENTS

10.14.1 Utility Easement.

Easements shall be provided where necessary and shall be at least thirty (30) feet wide.

10.14.2 Drainage Easements

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 purposes. The minimum width of any such easement on adjoining property is 30 feet and the easement shall be secured for the benefit of the City.

10.14.3 Access Easements

Access easements to park, conservation, and potentially developable land shall be secured for the benefit of the City and shall be of a width determined by the Board.

10.14.4 Footpath Easements

Unless otherwise required, easements for off street footpath shall be twenty (20) feet in width.

10.15 UTILITIES (Amended 12/21/04)

10.15.1 General

All utilities, including house connections, shall be placed underground at the time of initial construction. Street lighting circuit wiring shall also be placed underground except where approved by the City to be installed overhead on existing utility poles. Complete location plans prepared by a Master Electrician or an Electrical Engineer of each utility system shall be filed with the City's Electrical Inspector prior to installation. All utility pipes and conduits and appurtenant facilities to be located under a roadway or sidewalk shall be installed before placement of the gravel base of such roadway or sidewalk.

10.15.2 Installation In All Subdivisions

Electric Power Supply Cables, Telephone Cables and Cable TV Service shall be placed in a trench centered four (4) feet from the edge of the roadway pavement on the side of the street where the sidewalk is to be placed (or on the

opposite side from the water main).

All Electric, Telephone And Cable TV service connections to be located under a roadway or sidewalk shall be placed in conduits extending from the electric service transformers and telephone distribution boxes to the pavement edge on the opposite side of the street. Any other required crossing of the roadway shall also be placed in conduit. All service transformers shall be pad mounted unless specified by the Board. All conduit to be located under the roadway or sidewalk shall be installed prior to the placing of the gravel base and bituminous concrete pavement.

10.15.3 Utilities shall be installed in a timely manner during street construction so as to prevent re-excavation of the finished street (City ordinances prohibit street openings for five years after a street is built).

10.15.4 Where new subdivision street lighting is provided by the Developer, the Developer shall provide for electrical service for street lighting as follows:

10.15.4.1.1 The Developer shall make arrangements with the *Central Maine Power Company* (*CMP*) to provide a metered secondary electrical service for street lighting circuits. The service utility meter(s) shall be installed at the location of a *CMP* pad mounted electric service transformer in accordance with *CMP's* standards. The Developer shall provide all necessary underground street lighting circuits, including conductors and conduit. Street lighting circuit conductors shall be sized in accordance with *National Electrical Code*. Conduit shall be installed thirty (30) inches (minimum) below grade. Street lighting electric circuits shall also include a separate #6 AWG ground conductor, bonded to each lighting pole, to foundation base reinforcement steel (re-bar to be bound together), and connected to a service ground electrode left accessible at the service transformer.

The Developer shall provide all necessary electrical distribution equipment (circuit breakers, switches, etc.) as required to provide an installation in full

conformance with the latest edition of the *National Electrical Code*. Street lighting circuits shall be sized in accordance with the *National Electrical Code*.

10.15.4.2 Where specifically approved by the City as a condition of the Subdivision Application Process, the Developer may make arrangements with the *Central Maine Power Company (CMP)* under a municipal street lighting lease agreement to have *CMP* provide overhead street lighting circuit wiring to be installed on existing utility poles.

10.16 BUFFERS

Buffers are fences, plant materials, landscaping, berms, and mounds used to minimize any adverse impacts or nuisance on the site or from adjacent areas. The following guidelines apply:

10.16.1 Evergreens can be used as buffers, provided they are planted properly. An evergreen buffer requires two (2) or three (3) rows of staggered plantings. The rows should be five (5) feet apart and the evergreens planted four (4) feet on center.

10.16.2 Buffers are required for the following areas and purposes:

10.16.2.1 Along property lines, to shield incompatible uses from each other.

10.16.2.2 Along interior roads running parallel to roads exterior to the site, to prevent confusion, particularly at night.

10.16.2.3 To screen garbage collection areas, loading and unloading areas, electrical transformers, air conditioning units, utility service areas, outdoor storage areas, and similar functions from public view.

10.16.2.4 To block prevailing wind patterns and to stop wind-borne

debris from leaving the site.

10.16.2.5 To screen parking areas for 5 or more cars, auto storage facilities, and other outdoor storage of motor vehicles from the public view. Screening shall be provided so as not to obstruct the visibility required for traffic safety.

10.16.2.6 To provide privacy in multifamily subdivisions.

10.16.3 Natural features shall be maintained wherever possible to provide a buffer between the proposed development and non-compatible abutting properties and public roadways. When natural features such as topography, gullies, stands of trees, shrubbery, rock outcrops do not exist or are insufficient to provide a buffer, other kinds of buffers shall be utilized.

10.16.4 Buffers shall be sufficient to shield poorly compatible structures and uses from the view of abutting properties and public roadways, and to otherwise prevent any nuisances including but not limited to all loading and unloading operations, storage areas, commercial vehicle parking, waste disposal and collection areas.

10.16.5 Fencing and screening shall be durable and properly maintained at all times by the owner.

10.16.6 Required Plant Type
All plantings required under these regulations shall be of a type and species appropriate for the soil types and climatic conditions in Saco as approved by the Parks and Recreation Department

10.16.7 The subdivision design shall minimize the possibility of noise pollution either from within or without the development (from highway or industrial sources) by providing and maintaining a green strip of at least 20 feet wide planted with appropriate shrubbery between abutting properties that are so endangered.

10.16.8 Buffering and Landscaping In Mobile Home Parks
If a park is proposed with a residential density at least twice the single family residential density of immediately adjacent residential development in existence, or at least twice the single family residential density permitted in the underlying zoning district in which the park is located if the immediately neighboring land is undeveloped, the park shall be designed with a continuous landscaped area not less than fifty feet in width which shall contain no structures. The first twenty-five feet of the buffer strip, as measured from the exterior boundaries of the park shall contain evergreen shrubs, trees, fences, walls or a combination of these, which forms an effective visual barrier to be located on all exterior lot lines of the park, except that driveways or streets crossing the buffer shall be kept open to provide visibility for vehicles entering and leaving the park. The park shall also meet all other buffering and landscape standards in these regulations. The development plan shall provide for adequate landscaping within the project. The Planning Board shall approve a plan which includes a listing of plant types and sizes. The approved landscaping plan shall be considered an integral part of the Planning Board's approval of the mobile home park development and the obligation to maintain the landscaping, including the replacement of any dead plant materials within one growing season, shall continue after approval. This site plan shall be prepared by a registered landscape architect for mobile home parks of 10 or more units. Street trees shall be planted along mobile home park streets in accordance with Section 10.21. (Amended 1/30/90)

10.17 WATER SUPPLY (Amended 1/12/99)
Public Water Supply Required. A public water supply system, with fire hydrants, shall be installed at the expense of the subdivider; or, if in the opinion of the Board a public water system is not feasible, the Board may allow individual wells. In assessing the feasibility the Board shall consider the distance from the nearest water main, the topography, the accessibility of on-site water, the cost, and any other relevant factors. All multifamily housing units in any subdivision shall be served by public water.

10.17.1 Hydrants shall be spaced every 1000 feet in areas with a public

water supply and have the capacity to pump 500 gallons per minute for a two-hour span. Additional water capacity for firefighting may be required upon the advice of the Fire Chief.

10.17.2 The water main shall be installed at the expense of the subdivider, and shall be of a size determined adequate by the Biddeford Saco Water Company and the Fire Chief.

10.17.3 In areas without public water, dry hydrants shall be provided within 2000 feet of all proposed structures. The hydrant must have the capacity to yield 500 gallons per minute for 20 minutes. An easement shall be granted to the City granting access to and maintenance of the dry hydrants where necessary. The Planning Board may require additional water capacity for firefighting purposes on the advice of the Fire Chief. A fire flow test may be required to determine if the water supply is adequate.

10.17.4 A private water supply system shall be designed, and installed in accordance with requirements of the Maine Department of Human Services.

10.17.5 Dug wells shall not be permitted.

10.17.6 If a central water supply system is provided by the subdivider, location and protection of the source, and design, construction, and operation of the distribution system and appurtenances and treatment facilities shall conform to the recommendations included in the Maine Rules Related To Drinking Water (10-144 A.C.M.R. 231) (Design and construction standards of the Biddeford-Saco Water Company are summarized in Article 11.)

10.18 SEWAGE DISPOSAL

10.18.1 Public System

A sanitary sewer system shall be installed at the expense of the subdivider. This requirement shall not be waived for subdivisions within 1500 feet of an existing sewer line, if City agencies certify that the extension will not be a burden on the system.

10.18.2 All lots shall be connected to the city sewer at the expense of the subdivider; or, if in the opinion of the Board sewer service to each lot is not feasible, the Board may allow septic systems to be used.

10.18.3 A developer shall submit plans for sewers designed by a Maine registered professional civil engineer, all in full compliance with the requirements of the State of Maine Plumbing Code and/or Department of Environmental Protection.

10.19 SANITARY SEWER DESIGN

The Final plan shall provide for adequate sanitary sewer facilities to collect and convey sewage to the nearest available manhole on the City of Saco sanitary sewer system. The Planning Board shall require the installation of sanitary sewer facilities including sewer connections to each lot if the city's sewer plan calls for sewers in the area.

10.19.1 Design Criteria

10.19.1.1 The minimum pipe size shall be 8" in diameter for collector lines and 6" diameter for service lines within the city right of way.

10.19.2.2 The minimum slope of the pipe shall be .4% for 8" diameter pipe.

10.19.3.3 The minimum cover over any sanitary sewer line shall be 4 feet. Cover may be reduced to 3 feet if insulated.

10.19.3.4 The minimum design velocity shall be 2 feet per second. The maximum design velocity shall be 15 feet per second.

10.19.3.5 Manholes shall be spaced at intervals not to exceed 300 feet and at all changes in slope and/or direction. Where required because of velocities greater than the allowable maximum, drop manholes shall be used to reduce the slope of the pipe.

10.19.3.6 Where it appears that any street may be extended so as to connect with an existing or proposed street on land adjourning the subdivision, the Board may require that provision be made for extension of the sanitary sewer system to a point at or near the subdivision property line.

10.19.3.7 Pump stations, force mains, and service connections shall be designed and installed in conformance with specifications issued by city wastewater treatment department.

10.19.3.8: All manholes where extensions or renewed services are required will be cored and the appropriate boot size for the pipe hookup used. (Amended 5/23/89)

10.20 PRIVATE SYSTEMS

If a private subsurface waste system is proposed, the developer shall submit evidence of soil suitability for subsurface sewage disposal prepared by a Maine Licensed Site Evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules. In addition, on lots in which the limiting factor has been identified as being within 24" inches of the surface, a second site with suitable soils shall be shown as a reserve area for future replacement of the disposal area. The reserve area shall be shown on the plan and restricted so as not to be built upon. Logs for all test pits shall be provided.

10.20.1 In no instance shall a disposal area be permitted on soils on a lot which requires a New System Variance from the Subsurface Wastewater Disposal Rules.

10.20.2 All septic systems shall be designed by a licensed soil evaluator to the standards of the state plumbing code and any additional local requirements.

10.20.3 For any community system, a second site with suitable soils shall be shown as a reserve area for the future replacement of the disposal area. This

area shall be shown on the plan as restricted from being built upon.

10.20.4 For any community septic system the developer shall submit a plan for permanent operation and maintenance including the financing thereof. The proposal shall include a funding mechanism for the accumulation of funds to replace and maintain the system.

10.20.5 The Board may impose a requirement that a community septic system be tested periodically and the results reported to the city.

10.20.6 Lots intended for single-family and two-family use shall not utilize a community septic system. (Amended 1/10/89)

10.21 STREET TREES

Trees shall be planted, or retained along all new streets at intervals of no greater than 50 feet, at the edge of the right of way. The Parks and Recreation Department shall review and approve any existing trees to be retained in the right of way. Applicant is required to guarantee the survival of these trees for one year from the date of acceptance of the ways by the City. Coniferous tree are not acceptable as street trees. Trees should be no less than 30 feet from street intersections, 15 feet from driveways.

10.21.1 Planting of Trees

Trees shall have a caliper of not less than 2 1/2" and planted in such a manner as to ensure their survival. Tree pits shall be dug a minimum of 12 inches larger than the diameter of the root ball. Trees should be planted 1/8 the ball depth above existing grade. No large rocks, or debris or other such unsuitable materials may be used in filling the hole. Trees dead or in poor condition after one year shall be replaced by the subdivider.

10.21.2 Trees shall be selected from a list provided by the Saco Parks and Recreation Department or approved by that department.

10.21.3 Planting details shall be provided.

10.22 STREET LIGHTING (Amended 1/30/90, 12/21/04)

Adequate outdoor lighting shall be provided to illuminate streets and sidewalks. Lights shall be sized and directed to avoid glare on adjacent properties and roads. Street lighting shall be provided at arterial street intersections and at secondary street intersections, dead ends and/or culs de sac. Additional street lighting shall be provided for subdivision arterial streets and/or secondary streets where the City deems appropriate.

10.22.1 Street lights shall be provided as follows:

10.22.1.1 Street Lighting for Arterial Streets

Where specifically approved by the City as a condition of the Subdivision review process, the Developer shall make arrangements with CMP under a municipal street lighting lease agreement to have CMP provide cut-off street lights with bracket arms to be installed on existing utility poles. Streetlights shall include 150-watt high-pressure sodium lamps. Luminaires shall be CMP cut-off "cobra head" series lights. Bracket arms shall be CMP standard 6-foot bracket arms.

10.22.1.2 Street Lighting for Secondary Streets

Street light luminaires shall be the Lumec Domus Small (DOS50-175-SG3), with a multi-tap ballast rated to operate a 70-watt high-pressure sodium ballast (ballast to be provided within pole base). Ballasts shall be supplied with modular wiring connectors. Luminaire paint color shall be black.

10.22.1.3 Street Light Poles shall be a round tapered composite Tuff-Pole manufactured by Shakespeare (AO1499S1BB01). Poles shall be fourteen (14) feet in height. Poles shall be supplied and installed with manufacturer's anchor bolts. Poles shall be equipped with a photocell. An alternate pole acceptable to the City is the Lumec steel bottle neck pole (SM63V15).

10.22.1.4 Street Light Pole Foundations shall be precast concrete, eighteen (18) inches in diameter by 6'-0" long. Concrete bases shall include 4000 PSI concrete with #4 steel reinforcing rods. Concrete bases shall be embedded with 5'-6" burial depth. All bases shall include a minimum of two conduits (where only one conduit is required for street lighting circuiting, the second conduit shall be capped below grade for future use).

10.22.1.5 Street Light Mounting Bracket shall be the Lumec DBE-1A.

10.22.1.6 Alternative products. If, due to changes in product lines or lack of availability of the products specified, it can be demonstrated that providing the luminaires, street light poles, or brackets is not possible, or that alternate products should be considered, a request shall be made to the Director of Public Works to that effect. Written permission shall be secured from the Director of Public Works prior to the installation of any lighting product not specified above.