120 Attachment 2

Town of Windham

Appendix B Street Design and Construction Standards [Amended 6-16-2022 by Order No. 22-108; 3-28-2023 by Order No. 23-041; 5-27-2025 by Order No. 25-090]

	Table 1 Minimum Sight Distance Standards Sight Distance					
Posted Speed	Posted Speed Standard Vehicle Larger Vehicle Mobility					
20	155	230	n/a			
25	200	300	n/a			
30	250	375	n/a			
35	305	455	n/a			
40	360	540	580			
45	425	635	710			
50	495	740	840			
55	570	855	990			
60	645	965	1150			

Posted speed figures are in miles per hour (mph)

Sight distance figures are in feet (ft.)

Table 2 Access Design Standards for Low and Medium Volume Accesses						
Basic Standards	Low Volume	Medium Volume				
Min. access width:*						
	Majority passenger vehicles	12	22			
	>30% larger vehicles	30	30			
Min. corner clearance to:**						
	Unsignalized intersection	75	100			
	Signalized intersection	125	125			
Min. access spacing:***						
	MPH of external road					
	35 or less	n/a	n/a			
	40	175	175			
	45	265	265			
	50	350	350			
	55 or more	525	525			

^{*} Minimum widths for low- or medium-volume accesses shall be either the minimum crosssection width of the internal subdivision street or the minimum access width in Table 2, whichever width is greater.

^{**} Minimum corner clearance shall be the distance measured from the edge of an internal subdivision access, excluding radii, to the edge of an external street, excluding radii.

*** Minimum access spacing shall be the distance measured from the edge of a driveway and entrance, excluding radii, to the edge of a neighboring driveway and entrance, excluding radii.

Table 3 Design and Constr	uction Standard	ls for Town Str	eets and P	rivate Stree	ets
Item	Major Local Street	Minor Local Street	Ind./ Comm	Major Private Street	Minor Private Streets
Average daily traffic (ADT)/lots served ⁽¹⁾	> 400 AADT	≤ 400 AADT	n/a	> 10 lots	≤ 10 lots
Surface type	Paved	Paved	Paved	Paved	Gravel
Min. right-of-way width (feet)	60	50	50	50	50
Min. traveled way width ⁽²⁾ (feet)	22	20	24	20	18
Primary shoulder type ⁽³⁾	Paved	Paved	Paved	Paved	Gravel
Min. primary shoulder type without curb (feet)	4	2	4	2	2
Min. primary shoulder type with curb (feet)	5	2	4	2	n/a
Min. primary shoulder type with sidewalk	5	2	4	2	n/a
Secondary shoulder type	Gravel	Gravel	Gravel	Gravel	n/a
Min. secondary shoulder width without curb (feet)	2	2	2	2	n/a
Min. clear zone width (each side) (feet)	8	7	7	n/a	n/a
Min. esplanade width (feet)	n/a	5	n/a	n/a	n/a
Minimum vertical clearance (feet)	14	14	14	14	14
Min. grade	0.50%	0.50%	0.50%	0.50%	0.50%
Min. grade with curb	1%	1%	1%	1%	1%
Max. grade	7%	8%	6%	11%	11%
Min. center-line radius (feet)	350	180	200	100	60
Min. tangent between curves of reverse alignment (feet)	200	100	200	100	n/a
min. angle of street intersection ⁽⁴⁾	90°	60°	90°	60°	60°
Max. grade at intersections ⁽⁵⁾	2%	2%	2%	2%	2%
Min. curb radii (feet)	30	25	30	25	15
Max. dead-end street length	See § 120-555, Streets, and § 120-911M(5)(b)[5], Dead-end streets				
Min. sidewalk width (feet)	5	5	5	n/a	n/a
Min. paved apron ⁽⁶⁾ (feet)					20

Additional Standards

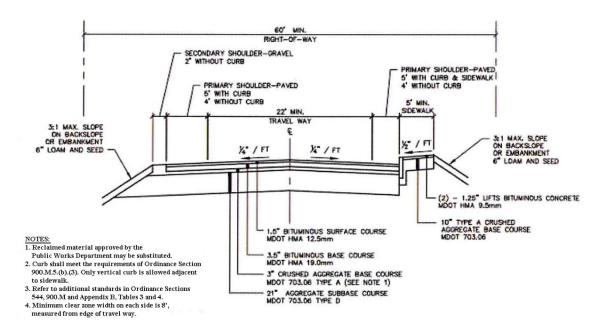
- (1) See § 120-911M for street connection requirements.
- (2) Add eight feet of width for each lane of on-street parking.
- (3) See § 120-911M(5)(b)[6] for shoulder and sidewalk requirements.

- (4) Angle must be maintained for at least 60 feet from intersection.
- (5) Maximum grade must be maintained for at least 60 feet from the intersection.
- (6) A negative 2.0% grade from the existing edge of pavement must be provided to an appropriate drainageway that is no less than five feet from the travel surface or private way it intersects.

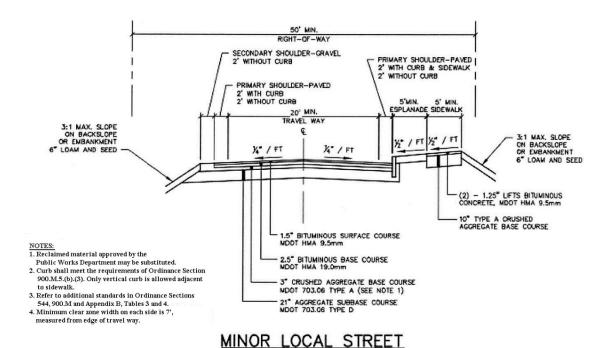
Table 4 Street Construction Standards and Dimensions						
Material	Major Local Street	Minor Local Street	Ind./ Comm.	Major Private Road	Minor Private Road	
Surface type	Paved	Paved	Paved	Paved	Gravel	
Aggregate subbase courses						
Type D*	21"	21"	27"	21"	18"	
Crushed aggregate base course**	3"	3"	3"	3"	3"	
Hot bituminous pavement						
Total thickness compacted	5"	4"	5"	4"	n/a	
Base course, HMA 19.0mm	3.5"	2.5"	3.5"	2.5"	n/a	
Surface course, HMA 9.5mm	n/a	1.5"	n/a	1.5"	n/a	
Surface course, HMA 12.5mm	1.5"	n/a	1.5"	n/a	n/a	
Paved apron						
Aggregate subbase courses						
Type D					18"	
Type B					n/a	
Crushed aggregate base course**					3"	
Hot bituminous pavement					3"	
Bituminous concrete sidewalk:						
Crushed aggregate base course	10"	10"	10"	n/a	n/a	
Pavement surface course***	(2)-1.25"	(2)-1.25"	(2)-1.25"	n/a	n/a	

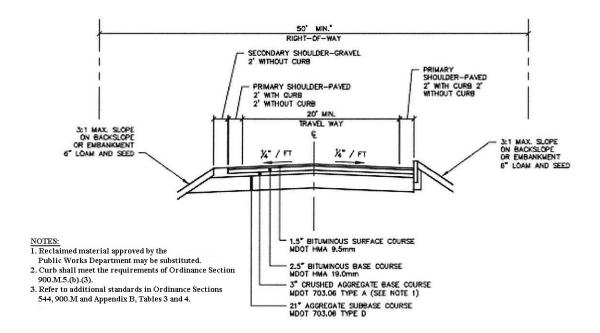
Notes:

- (#) = Required number of courses.
- * The Planning Board or Director of Public Works, as appropriate, may reduce the required depth of ASCG Type D from 27 inches to 21 inches if the applicant provides a geotechnical evaluation performed by a professional engineer. The evaluation must include gradations, California Bearing Ratios, and a design (based on AASHTO design methods) which indicates that 21 inches of ASCG Type D will be adequate to handle the estimated vehicular weight loads.
- ** Material shall be Crushed Aggregate Base Course, Type A, or RECLAIMED asphalt approved by the Public Works Department.
- ** Material shall be HMA 9.5mm.

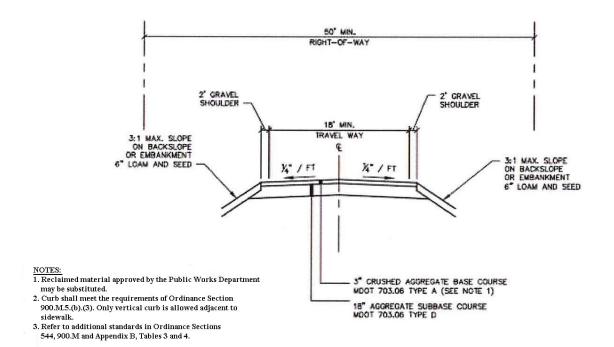


MAJOR LOCAL STREET

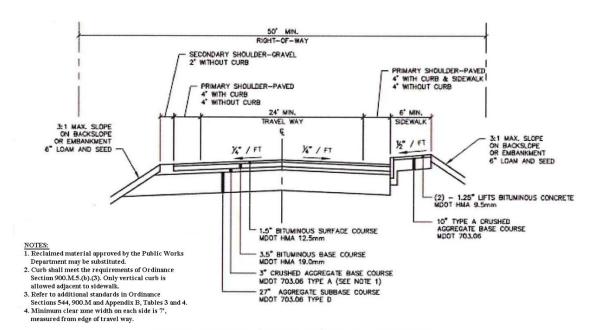




MAJOR PRIVATE ROAD



MINOR PRIVATE ROAD NOT TO SCALE



INDUSTRIAL/COMMERCIAL STREET

THOROUGHFARE STANDARDS

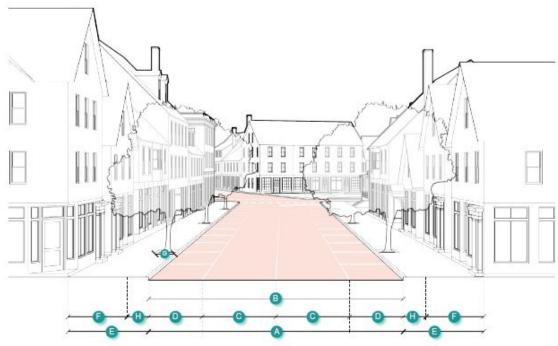
1. Residential Street



a. Roadway			c. Verge		
Right-of-way width	30 ft. min., 50 ft.	Α	Margin width	3 ft. min., 2 sides	Е
	max.				
Pavement width	18 ft. min., 20 ft.	В	Walkway type	None, or sidewalk on	
	max.			1 or 2 sides (iii)	
Movement	Yield		Walkway width	4 ft. min.	F
No. of traffic lanes	2 lanes,		Planter type	None or continuous	
	unmarked			planter or swale (i)	
Traffic lane width	18 ft. min., 20 ft.	С	Planter width	3 ft. min. (i)	G
	max.				
Parking lanes	Opportunistic		Furnishing zone	1.5 ft. min.	Н
Parking lane width	Unmarked	D	d. Standards		
b. Curb and drainage			i. Planters are optional on margins less than 9		
Curb type	None or § 120-		feet wide, and on thoroughfares with a total		
	911M(5)(b)[3]		ROW width narrower than 40 feet.		
Drainage type	Gutter or swale		ii. Street construction standard must comply		
Curb radius	15 ft. min.		with Table 3& 4 Major Private Road or		
			Minor Local Street if intended to be		
			offered for public acceptance.		
			iii.Refer to § 120-9	911M(5)(b)[3].	

THOROUGHFARE STANDARDS

2. Commercial Street



a. Roadway			c. Verge		
Right-of-way width	50 ft. min., 74 ft.	Α	Margin width	8 ft. min., 2 sides	Е
	max. (v)				
Pavement width	38 ft. max. (v)	В	Walkway type	Sidewalk, 1 or 2 sides	
Movement	Two-way		Walkway width	4 ft. min.	F
No. of traffic lanes	2-lanes		Planter type	Tree pits (ii)	
Traffic lane width	10 ft. min., 11 ft. max.	С	Planter width	3 ft. min. (ii)	G
Parking lanes	2 sides (i)		Furnishing zone	1.5 ft. min, 6 ft. max.	Н
Parking lane width	7 ft. min., 8 ft.	D	d. Standards		
	max.				
b. Curb and drainage			i. Commercial streets may drop one or both		
Curb type	§ 120-911M(5)(b)[3]		parking lanes for portions of its length as long as the resulting space is given to the adjacent		
Drainage type	Gutter		margin assembly.		
Curb radius	12 ft. min.		ii. Planters are optional on margins less than 9 feet wide.		
			iii. Street construction standard must comply with		
			Table 3 & 4 Major Private Road or Minor		
			Local Street if intended to be offered for public acceptance.		
			iv. Refer to § 120-911M(5)(b)[3].		
			v. If perpendicular or angled parking are		
			accommodated, right-of-way and pavement width may be increased by additional width		
				creased by additional width	l
			required by these	parking configurations.	

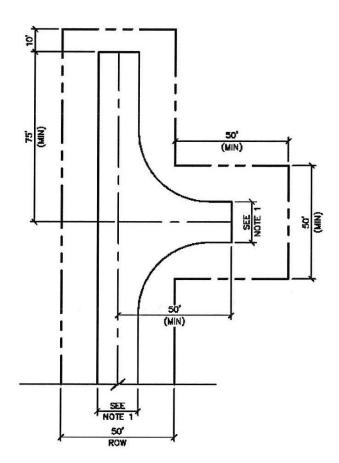
THOROUGHFARE STANDARDS

3. Curbed Lane



	55					
a. Roadway			c. Verge			
Right-of-way width	18 ft. min., 24 ft.	Α	Margin width	3 ft. min. on 1 or 2	Е	
	max. (iv)			sides		
Pavement width	24 ft. max. (iv)	В	Walkway type	None, or sidewalk on		
				1 or 2 sides		
Movement	Yielding or one-		Walkway width	3 ft. min.	F	
	way					
No. of traffic lanes	1 lane		Planter type	Tree pits or continuous		
			* *	planter (ii)		
Traffic lane width	9 ft. min., 18 ft.	C	Planter width	3 ft. min. (ii)	G	
	max., unmarked (i)					
Parking lanes	1 side or none,		Furnishing zone	0 ft. min, 6 ft. max.	Н	
	unmarked (i)					
Parking lane width	7 ft. max.	D	d. Standards			
b. Curb and drainage	b. Curb and drainage			i. Curbed lane may drop one or both parking		
Curb type	§ 120-911M(5)(b)[3]		lanes for portions of its length as long as			
Drainage type	Center drain or		the resulting space is given to the adjacent			
	gutter		margin.			
Curb radius	4 ft. min.		ii. Planters are op	tional on margins less th	an	
			9 feet wide, and	d on curbed lanes with a		
			total ROW width narrower than 40 feet.			
			iii.Street construction standard must comply		У	
			with Table 3 & 4 Major Private Road or			
			Minor Local Street if intended to be			

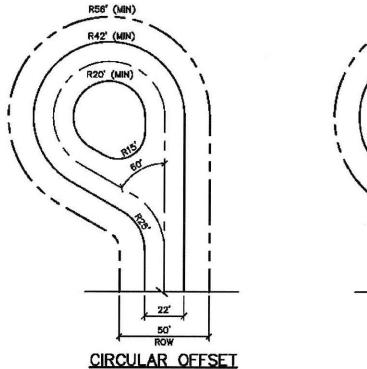
offered for public acceptance.
iv. If perpendicular or angled parking are
accommodated, right-of-way and
pavement width may be increased by
additional width required by these parking
configurations.

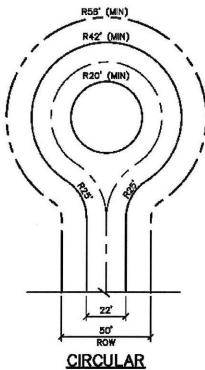


NOTES:

1. Refer to Ordinance Sections 500.B.8.(f).(2) and 900.M.5.(b).(5).(iv) for hammerhead design criteria.

HAMMERHEAD NOT TO SCALE





LOCAL STREET CUL-DE-SAC
NOT TO SCALE