

Town of Bethany -- Subdivision Regulations

Section 6 - Roads General

6.1 Specifications

Roads shall be built to conform with the latest town road specifications (as amended) and shall be laid out to be in harmony with existing roads.

6.2 Future Roads

Roads to be constructed in the future. The Commission shall require, at places where it deems it appropriate, that provisions be made in the road layout of the subdivision plan for the reservation of easements for streets to connect with future streets in adjoining properties. Easements for these future streets shall be given to the Town of Bethany as a condition of the approval. Slope rights for grading of such future streets shall be reserved for future streets. Reservation of slope rights shall be shown on subdivision maps.

6.3 Abutting an existing road

Where a proposed subdivision or resubdivision abuts an existing road which does not comply with the rightofway width requirements the Commission may require the dedication of the half of the rightofway deficit on the side of the road abutting the subdivision.

6.4 Lot Access

Wherever practical, a lot shall derive vehicular access from a road with a lower traffic volume. Where driveway access from a road with a high traffic volume may be necessary for several adjoining lots, the Commission may require that such lots be served by a combined driveway to limit potential traffic hazards on such road.

6.5 Road Names

Roads shall be named, avoiding confusion with existing names and subject to the approval of the Commission and road signs and road markings shall be erected at the subdivider's expense.

6.6 Acceptance

Approval of the subdivision or resubdivision plan shall not constitute acceptance by the Town of any road. However, the filing of an approved subdivision plan shall constitute an irrevocable offer of dedication to the Town by the owner of land laid out as roads.

6.7 Cul-de-sac or Dead End Roads

No more than twenty building lots shall be allowed on any dead end road, temporary or permanent, which was permitted as part of a subdivision or resubdivision approved after the adoption of Subdivision Regulations on June 28, 1957. Dead end roads, temporary or permanent, shall not exceed 2,000 feet in length in an R65000 zone and shall not exceed 3,000 feet in length in an R130000 zone and shall terminate in circular turnarounds as described in the Town Road Specifications.

6.8 Access to Subdivision or Resubdivision

For subdivisions or resubdivisions approved after the adoption of Subdivision Regulations on June 28, 1957, a total of more than twenty building lots shall have at least two (2) approved accesses for vehicular traffic to existing approved public roads which are not dead end roads.