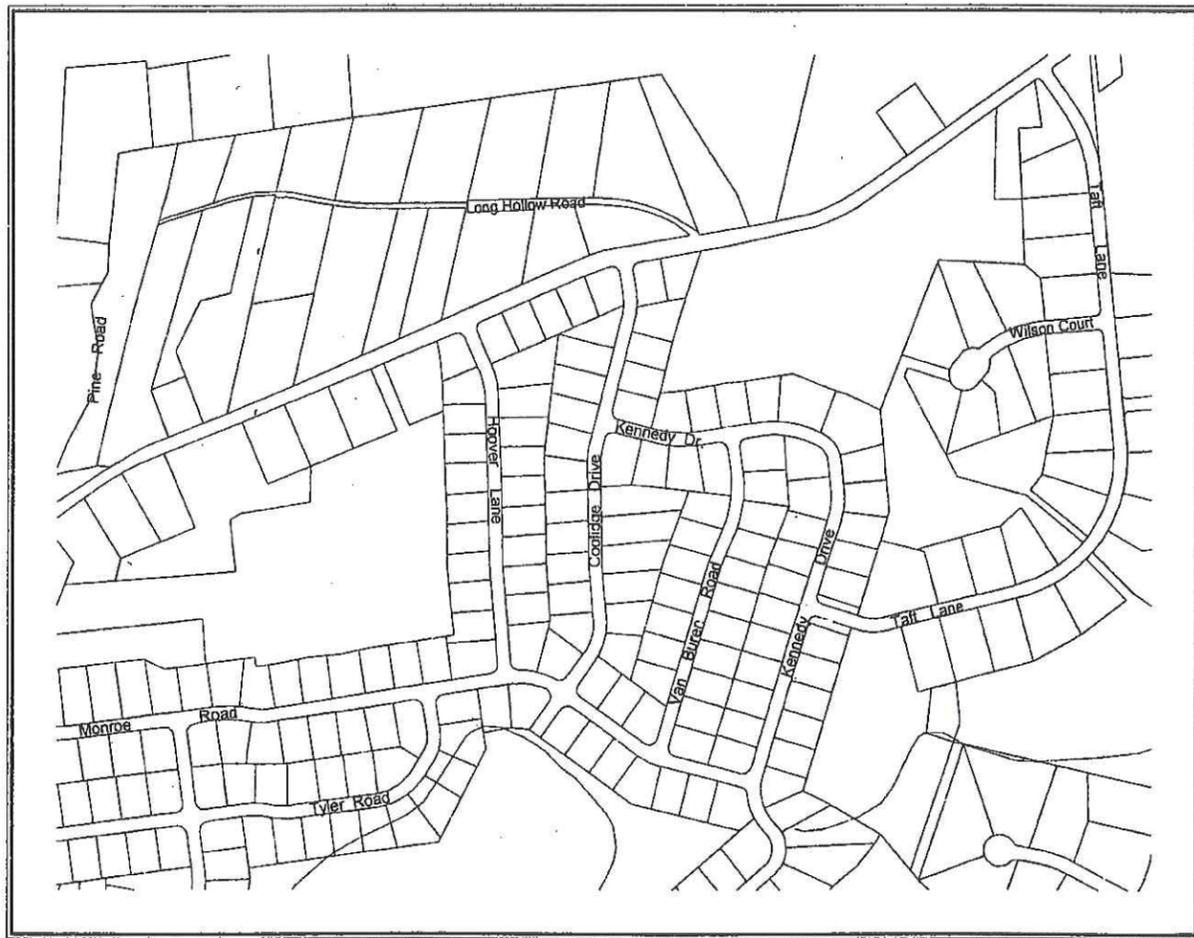


TOWN OF ENFIELD
SUBDIVISION REGULATIONS
REVISED TO 04-01-06



TOWN OF ENFIELD
SUBDIVISION REGULATIONS
SCHEDULE OF AMENDMENTS

<u>SECTION</u>	<u>PUBLIC HEARING #</u>	<u>EFFECTIVE DATE</u>
2-c-1	1475	05/20/87
3-g	1591	03/16/89
4-f	1643	03/21/90
4-c, 4-g, 4-h	1663	05/24/90
3-c	1762	06/01/92
3-e	1764	06/01/92
5-g	1797	01/15/93
5-b, 5-f	1798	01/15/93
4-e	1884	09/23/94
4-c	1885	09/23/94
6	1999	08/01/97
3-n, 3-r, 3-s (deleted)	2291	02/12/02
4-c-1	2291	02/12/02
5-b-2, 5-b-3, 5-b-9, 5-c-7, 5-d-1, 5-e-1, 5-e-4, 5-e-5, 5-f, 6-b, 6-c-6, 6-c-10, 6-c-11	2291	02/12/02
Appendix A	2291	02/12/02
1-d	2547	04/01/06
3-m	2547	04/01/06
5-b-3	2547	04/01/06

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SUBDIVISION REGULATIONS

Pursuant to the Charter of the Town of Enfield and Chapter 126 of the Connecticut General Statutes, 1958 Revision as amended, the Town of Enfield Planning and Zoning Commission adopts the following regulations:

Declaration of Policy

It is declared to be the policy of the Town of Enfield Planning and Zoning Commission to consider land subdivisions as a living part of the community and as part of a plan for the aggregation of lots. In order that land subdivisions may be made in the best interests of the Town and in accordance with this policy, and in order that adequate provisions may be made for the proper arrangement and development of streets, for open spaces, for recreation, light and air, for the avoidance of undue density of population, for access of fire fighting apparatus to property, and for proper drainage and sewerage facilities, these regulations are hereby adopted.

SECTION 1: DEFINITIONS

As used in these regulations, the following shall mean:

- a. ACRE. As used in these regulations, shall mean forty-three thousand five hundred sixty (43,560) square feet.
- b. COMMISSION. The Planning and Zoning Commission of the Town of Enfield.
- c. COMPREHENSIVE PLANS. The plan of conservation and development officially adopted by the Commission covering all sections of the Town as a guide to future land use.
- d. CUL-DE-SAC. A dead-end street with turnaround.
- e. DEVELOPER. Same as record owner or subdivider.
- f. GRADE. The amount of rise, in vertical feet, in one hundred (100) feet of horizontal distance (expressed as per cent).
- g. LOT FRONTAGE. The linear distance measured along points of intersection of a lot with a public street right-of-way. For a lot located on a public cul-de-sac turnaround, the lot frontage shall be the entire length of an imaginary straight line (1) whose end points touch the side lot lines; and (2) which is also tangent to, but not in front of, the minimum front yard setback line for such lot.
- h. MINOR SUBDIVISION. The subdivision of three (3) or more lots but not to exceed ten (10) lots on an existing accepted street where no new streets are proposed or needed to serve said accepted minor subdivision. A public hearing is

not required for a minor subdivision application; however, a full staff review is necessary prior to final action by the Commission.

- i. RECORD OWNER OR SUBDIVIDER. The owner of record at the time application for subdivision is made in accordance with these regulations.
- j. RESUBDIVISION. A change in a map of an approved or recorded subdivision or resubdivision, if such change: (1) affects any street lay-out shown on such maps; or (2) affects any area reserved thereon for public use; or (3) diminishes the size of any lot shown thereof, and creates an additional building lot if any of the lots have been conveyed after the approval or recording of such map.
- k. STREET. Any vehicular travel way, exclusive of driveways. An approved street is any street whose location has been approved by official action of the Commission. An accepted street is any street which has become public by virtue of official acceptance by the Town Council.
- l. STREET, ARTERIAL. A street which is used primarily as a route for traffic between communities or large areas.
- m. STREET, COLLECTOR. A street which collects or will collect traffic from local streets and which will carry through traffic from surrounding areas.
- n. STREET, LOCAL. A street which serves, or will serve primarily, only those properties having frontage on it, and which does not or will not carry through traffic from surrounding areas.
- o. SUBDIVISION. The division of a tract or parcel of land into three (3) or more parts or lots made subsequent to the adoption of subdivision regulations by the Commission, for the purpose, whether immediate or future, of sale or building development, expressly excluding development for municipal, conservation or agricultural purposes and includes resubdivision. It shall relate to the process and subdividing any land in Enfield including non-residential as well as residential areas.
- p. ZONING ORDINANCE. Those zoning regulations of the Town of Enfield which are in effect at the time when application is made to and officially received by the Commission for plan approval of a proposed subdivision or resubdivision.

SECTION 2: APPROVAL REQUIRED

No subdivision or resubdivision of land as defined in Section 1 shall be sold or offered for sale or lease, nor shall any building permit be granted within such subdivision or resubdivision until the subdivision or resubdivision plan shall have been granted final approval by the Commission and recorded by the Town Clerk. A public hearing shall be held for any subdivision application, except for a minor subdivision.

a. DE FACTO SUBDIVISION

Should a developer have built upon the same tract or parcel of land two (2) or more houses, or have divided such tract or parcel of land into three (3) or more lots, and it seems otherwise evident to the Commission that he is in fact developing a subdivision even though no application for such subdivision has been made, the Commission may declare the tract or parcel a subdivision and require the developer to make application as required in these regulations, unless the developer can reasonably prove to the Commission that his actions do not constitute a subdivision. Failure to follow the action of the Commission shall make the developer liable to appropriate penalties as indicated in this section and no further building permits will be granted on such until the developer has complied.

b. PENALTY

Any person, firm, or corporation making any subdivision of land without the approval of the Commission shall be fined not more than Five Hundred Dollars (\$500.00) for each lot sold or offered for sale or so subdivided.

c. A moratorium on subdivision within any residential or Historic Residential District shall be in effect commencing fifteen (15) days after date of approval of this section by the Planning and Zoning Commission, and running continuously thereafter for a period of nine (9) months. During this moratorium period, no application for subdivision within any residential or Historic Residential District shall be received by the Planning and Zoning Commission. **(expired)**

1. A moratorium on subdivision within any residential or Historic Residential District shall be in effect commencing immediately upon the termination of the moratorium described in Section 2c. of these regulations, and running continuously thereafter for a period of six months. During this moratorium period, no application for subdivision within any Residential or Historic Residential District shall be received by the Planning and Zoning Commission. **(expired)**

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SECTION 3: GENERAL REQUIREMENTS FOR SUBDIVISION OF LAND

a. CHARACTER OF LAND

All land to be subdivided shall be of such character that it can be used for building purposes without danger to health or public safety. Land subject to flooding or with inadequate means of sanitary sewage disposal shall not be subdivided.

b. COMPLIANCE WITH ZONING ORDINANCE

All subdivision plans must conform to the Enfield Zoning Ordinance and to the Enfield Subdivision Regulations herewith prescribed, and they shall be guided in their layout by any comprehensive plans the Commission may have adopted covering the area involved, before receiving final approval.

c. WAIVER PROCEDURE AND VOTE ON SUBDIVISION PLAN

In accordance with Section B-26 of the Connecticut General Statutes, as may be amended, the Commission may waive certain requirements under the regulations by a three-quarters vote of all the members of the Commission in cases where conditions exist which affect the subject land and are not generally applicable to other land in the area.

In granting any waiver, the Commission shall find that: it would not have a significant adverse effect on adjacent property; it would not have a significant adverse effect on public health and safety; it is not in conflict with the Plan of Development; it is consistent with the development pattern of other land in the area; it is compatible to the site's natural features.

The Commission shall take a separate vote on each waiver request, separate vote on each waiver request, separate from and prior to the main motion on the subdivision application. The Commission shall state upon its records the reason for which a waiver is granted in each case.

The subdivision application shall be approved by a majority vote of those members present and voting.

d. APPROVAL OF PLAN, BOND

No improvements shall be made by a developer until the final plan has been approved by the Commission and a bond or escrow agreement, acceptable under these regulations, has been received, securing to the Town the actual construction, installation and associated costs of all facilities and utilities. Reference is made to Section 4c. of these regulations.

e. OPEN SPACE

1. Dedication

As part of any subdivision, the Commission shall require such open space as it may deem proper, conveniently accessible to all lots from public ways, with a minimum frontage of 40 feet, consistent with the following:

- A. The total amount of area to be reserved for open space purposes shall be a minimum of 10% of the gross area of the subdivision, unless otherwise specified by the Commission.
- B. The Commission shall determine the manner in which the open space is to be conveyed or preserved including the following mechanisms:
 - I. Fee dedication to the Town of Enfield;
 - II. Conservation Easements to the Town of Enfield, both passive (no public access required) or active (public access granted);
 - III. Other easements to access open space, watercourses etc., for maintenance purposes;
 - IV. Private covenants;
 - V. Fee dedication to the State of Connecticut;
 - VI. Fee dedication to the local Land Trust; or
 - VII. Combination or an extension of the above described techniques.
- C. Each area reserved for such purpose shall be of suitable area, dimensions, topography and natural character for the intended conservation and/or recreation purposes. Each such area shall be located and laid out so as to be used in conjunction with similar areas of adjoining subdivisions or of probable future subdivisions or as part of additions to areas as shown in the Plan of Development for open space or recreation uses.

At least 33% of the area for open space shall not be encumbered by wetlands, waterbodies, any existing or proposed storm water detention facilities, the 100 year flood plain as designated by the Federal Emergency Management Agency, or slopes in excess of 25%.

- D. The Commission may require that open space may be developed or reserved for parks or playgrounds, or passive recreation purposes; such requirements, if any, shall be bonded as a public improvement pursuant to Section 4.C of the Enfield Subdivision Regulations; however, in all instances, the approved subdivision plan shall clearly state the intended use and purpose of all open space parcels.
- E. In making its determination on the methods of open space preservation, the location and configuration of open space parcels, and the size and type of recreation improvements, the Commission shall be guided by the Plan of Development, the State Plan of Conservation and Development, and any relevant policy jointly adopted by the Town Council, Planning Commission and Conservation Commission.
- F. In considering open space parcels under this section, the Commission may request the input of the Superintendent of Parks and Recreation concerning the need for and appropriateness of any proposed recreational facilities as well as the ability of the Town to maintain the property; and, the Commission may request the input of the Conservation Commission for an advisory report concerning the appropriateness of the proposed open spaces.
- G. Where open space is required under this section, the applicant shall provide a warranty deed or appropriate easement to the Town or other designated agency prior to the filing of the subdivision maps with the Town Clerk.

The open space requirement of the Section shall not apply: if the transfer of all land in a subdivision of less than five parcels is to a parent, child, brother, sister, grandparent, grandchild, aunt, uncle or first cousin for no consideration; or, if the subdivision is to contain affordable housing, as defined in Section 8-39a of the Connecticut General Statutes, equal to twenty percent or more of the total housing to be constructed in such subdivision; or, if the subdivision contains already developed lots within the Thompsonville or Hazardville neighborhoods.

Except as provided above, the Commission shall require open space in all subdivisions, and no waivers shall be granted, unless the Commission authorizes the payment of a fee in lieu of open space as set forth below.

2. Fees in Lieu of Open Space Dedication

As set forth in Section 8-25 of the Connecticut General Statutes, the Commission may authorize the applicant to pay a fee to the Town of Enfield, or a combination of paying a fee to the Town of Enfield and transferring land to the Town of

Enfield, in lieu of the full requirement to provide open spaces. In considering any land to be transferred under this Section, the Commission shall follow the procedures outlined in Sections 3e.1 B-G. The procedure is set forth below:

- A. The applicant shall provide a narrative as part of his subdivision application to the Commission setting forth the proposal to pay a fee, or pay a fee and transfer land, in lieu of the full open space dedication as set forth above.
- B. The Commission shall determine whether to accept the proposal of the applicant, to recommend a different combination and fee, or to require a dedication only.
- C. If fees in lieu of open space is to be allowed, the Commission and applicant shall first jointly select an appraiser to determine the fair market value of land proposed to be dedicated along with a fee in lieu of open space. The applicant shall be responsible for all of the appraisal fees and expenses.

Steps A, B and C may, at the discretion of the Commission, be accomplished during the application acceptance portion of the process.

- D. The payment, or combination of payment and the fair market value of land transferred, shall be equal to not more than ten percent of the fair market value of them land to be subdivided prior to the approval of the subdivision.
- E. The method of payment of any fees under this Section shall be one of the following two options:
 - i. The applicant, at his option, may submit the entire fee in one lump sum prior to filing of subdivision mylars with the Town Clerk; or
 - ii. The applicant may elect to submit a fraction of such payment, the numerator of which is one and the denominator of which is the number of approved building lots in the subdivision, no later than the time of the sale of each approved building lot; and a notation describing this requirement shall be placed on the final subdivision map filed in the Town Clerk's Office. If this option is chosen, the applicant shall submit a bond or other security acceptable to the Director of Finance, equal to the full amount of fee required, prior to the filing of the subdivision maps in the Town Clerk's Office.
- F. Fees submitted under this section shall be deposited by the Town in a fund which shall be used for the purpose of preserving open space or acquiring

additional land for open space or for recreational, agricultural purposes. The disbursement of such fees must be approved by the Commission and must be consistent with the Plan of Development. Any required fees shall be paid to the Town prior to release of any subdivision performance bond.

f. PRIVATELY-OWNED RESERVE STRIPS

No privately-owned reserve strips shall be permitted which control access to any part of the subdivision from any street or other open space dedicated to public use, or which may be so dedicated, nor will reserve strips of land be permitted which may prove to be untaxable for improvements.

g. PRESERVATION OF NATURAL BEAUTY – GRADING AND TOP SOIL

The subdivider shall give due regard to the preservation and potential enhancement of existing natural features, large trees, scenic points and similar assets of a community nature. No land shall be graded except as shown on the final plan approved by the Commission. No soil shall be removed from any portion of the subdivision, except where required for the construction of streets, driveways, or structures or for the grading of land, all in accordance with the final plan, approved by the Commission. Where top soil has been removed for the above purpose, or where less than seven inches (7") of top soil exists, the Commission shall require the replacement of an amount which it deems adequate for proper landscape development, not exceeding a total depth of seven inches (7").

When grading, the subdivider shall take special measure to prevent undue erosion. Excess top soil must remain within the limits of the Town of Enfield, except as may otherwise be provided pursuant to Section 8.40 of the Town Zoning Ordinance.

h. SITE IMPROVEMENT GENERALLY

If, in the judgement of the Commission, overall site improvement is necessary, the subdivider shall submit which show methods of stabilizing slopes against erosion and storm water drainage, in accordance with the Connecticut Guidelines for soil Erosion and Sediment Control Handbook, January, 1985 and any later revisions thereto. Such plans shall be reviewed by the Director of Public Works and a written report of his findings shall be submitted to the Commission.

i. TREES

In open areas, the Commission shall require, as part of the final plan for a new residential subdivision, the planting of trees, of a deciduous species approved by the Commission and of not less than one and one-half to two inches (1 ½ -2")

caliper, not more than fifty feet (50') apart on both sides of all streets, and at least four feet (4') behind the front lot line on private property, or as otherwise approved by the Commission. For a particular lot, such trees required for that lot shall be planted within twelve (12) months of issuance of a building permit for such lot. In wooded areas existing specimen shade trees shall be left in place where practicable and lots in such areas shall not be cleared except as approved by the Commission.

j. APPROVAL OF TOWN ENGINEER

No subdivision plan shall receive final approval from the Commission until it has received a written report from the office of the Town Engineer. Such office shall review each subdivision plan with regard to sanitary sewage disposal, storm drainage, water supply, road, curb and sidewalk construction, and other engineering aspects as required by these regulations. The report of the Office of the Town Engineer shall specifically state as to the plan's conformity with these regulations.

k. Larger lot sizes than the minimum required under the Zoning Ordinance may be required by the Commission in areas to be served by private sewage disposal systems or private water supply where adverse soil or topographic conditions make such necessary, in accordance with standards established by the North Central Health District.

l. Approval of a final subdivision plan shall not constitute an acceptance by the Town of any street, as defined in Section 1, included in the plan. However, the filing of an approved final subdivision plan in the office of the Town Clerk shall constitute an irrevocable offer of dedication to the Town for acceptance as a street of any land shown as a street on such plan. Such offer of dedication shall be binding upon the owner of such land, his heirs, successors and assigns. The same shall hold true for dedication of land for easements or other public uses.

m. INGRESS AND EGRESS

No plan of subdivision containing a road whose length is more than one thousand two hundred feet (1,200') shall be approved which does not provide two (2) means of vehicular ingress and egress from an accepted Town through street that has at least two (2) means of ingress and egress. As used in here, vehicular ingress and egress will be by streets in accordance with these regulations.

n. FIRE HYDRANTS

Fire hydrants shall be installed by the subdivider so that all lots within the proposed subdivision shall be located within five hundred feet (500') of a hydrant, if such subdivision is to be serviced by public water supply. Such measurements

shall be taken along public ways only. Fire hydrants shall be located so the outside flange of any hydrant will be set three (3) feet off the face of curb.

o. DEVELOPER'S RESPONSIBILITY FOR PUBLIC UTILITIES

In the case of subdivisions where water, gas, sewers and electric street lighting are to be connected to a public source, all necessary mains, branch offsets or laterals to each lot, fire hydrants, fire alarm boxes, poles, and street equipment shall be installed at the subdivider's expense as approved by the corporation or municipal department having jurisdiction. If a subdivision is proposed in an area of an existing street where no street illumination presently exists, the developer shall install such illumination as required by Northeast Utilities.

- p. If subdivision of land is proposed upon which there exists high pressure pipe lines, the easements for such lines shall show on the subdivision plan. The exact location of the lines as actually located by the surveyor shall be shown on all supplementary maps. Such supplementary maps shall also show, along the center line of the pipe, vertical profiles of the pipe and the existing terrain.

The following are considered as minimum requirements to lessen hazards of such pipe lines:

1. Minimum building setback lines of forty feet (40') distance from the centerline of pipe shall be established on both sides of such pipe lines.
2. Where septic tanks are to be utilized, such septic tanks and all appurtenances and connections shall be on the same side of the pipe line as is the building they will serve.
3. Proposed street shall cross such pipe lines at right angles or nearly so. In such street crossings, the pipe shall be enclosed in a casing which at least meets the requirement of the specifications in A.P.I. Code No. 1102 issued by the American Petroleum Institute entitled "Recommended Practice on form of agreement and Specifications for Pipe Crossings Under Railroad Tracks", except that the minimum distance from the top of the casing to the proposed road surface be four feet, six inches (4'-6") and its casing shall extend the full width of the right-of-way.

- q. Active or capped sanitary sewers shall be installed in all proposed streets by the developer at his expense. All sanitary sewer construction will be under the direct supervision of the Town of Enfield Sewer Authority as to their design, installation, and operation. They will be designed in accordance with the specifications of the Director of Public Works as outlined in the Code of the Town of Enfield.

r. UTILITY DISTRIBUTION LINES

All utility lines or conduits including those for power or communication shall be installed underground, regardless of location of existing utility lines or conduits. All lines shall be buried with magnetic identifying marker tape twelve inches (12") above the centerline of the conduit. All utility lines shall be designed and installed so that the outside of the conduits are located a minimum of three (3) feet horizontally from the outside face of any storm drainage or sanitary sewer structure. The utility lines shall also be designed and installed so that there is a minimum one (1) foot vertical clearance from the outside face of any storm drainage or sanitary sewer pipe that they may cross. The same horizontal and vertical clearance criteria shall be complied with in the design and installation of sanitary sewer systems as they relate to the location of existing or proposed storm drainage systems.

SECTION 4: OUTLINE OF PROCEDURE

a. **APPLICATION FOR SUBDIVISION APPROVAL**

Application for any type of subdivision approval shall be made as follows:

1. **Step One: Pre-Application Conference**

Prior to making formal application for any subdivision approval, the developer shall meet with the Town Planner and Town Engineer for the purpose of preliminary staff review.

2. **Step Two: Formal Application**

Upon completion of Step One as cited above, the record owner or developer may submit a formal application for subdivision approval. A complete application submittal shall consist of all the following:

- a) completed application form, as supplied by the Commission available through the Planning Office;
- b) fee, in accordance with Section 8-26 of the Connecticut General Statutes, as may be amended;
- c) written evidence of a sufficient interest by the applicant in the property for which application is made;
- d) eight (8) full sets of plans, meeting all of the requirements of Sections 3, 5 and 6 of these regulations;
- e) a complete written report from North Central Connecticut Health District regarding feasibility of each proposed lot for private sewage disposal and private water supply, if such are proposed.

No application shall be received by the Commission unless all of the above items have been submitted.

A complete application must be submitted not less than seven (7) days prior to a regularly scheduled meeting of the Commission. The Town Planner shall submit each formal application to the Commission, accompanied by all plans and other documents, as required under these regulations, no later than the next regularly scheduled meeting of the Commission, after he has received same.

b. TIME LIMITS

The Commission shall act upon any subdivision or resubdivision application within the time limits as specified in Section 8-26d. of the Connecticut General Statutes, as may be amended.

c. PERFORMANCE BOND

1. BOND ESTIMATES

No subdivision plan be approved until the necessary performance guarantee amounts have been calculated by the Director of Public Works and the Town Planner in the amount sufficient to cover the full cost of all the following:

1. Street grading and base.
2. Final pavement including all pavement markings as required by the Enfield Traffic Safety Officer.
3. Curbs and gutters.
4. Sidewalks when required.
5. Street and traffic signs.
6. Concrete monuments and all lot corner markers.
7. Sanitary sewers.
8. Storm sewers, culverts and other drainage installations.
9. Fire hydrants.
10. Tree plantings (when required).
11. Street illumination.
12. Erosion and sediment control items.

2. SUBMISSION OF PERFORMANCE BONDS

The portion of the guarantee which covers the cost of erosion and sedimentation control measures shall be submitted to the Town in the form of a cashier's check or a passbook prior to the filing of the subdivision plan in the Office of the Town Clerk.

The portion of the guarantee, which covers the cost of items 1 through 11, as listed above shall be posted in full by the developer prior to the filing of the subdivision plan in the office of the Town Clerk.

3. CONDITIONAL APPROVAL

In lieu of either the completion of the work or the furnishing of a bond as provided in this section, the Commission may authorize the filing of a plan in the Town Clerk's Office with a Conditional Approval endorsed thereon; however, prior to the filing of the map containing the Conditional Approval, the guarantee for erosion and sediment control items shall be submitted in full. Such approval

shall be conditioned on one (1) the actual construction, maintenance and installation of any improvements or utilities prescribed by the Commission or two (2) the provision of a bond as provided in this section. Upon the occurrence of either of such events, the Commission shall authorize the filing of a plan in the Town Clerk's Office with a Final Approval endorsed thereon.

Prior to a Final Approval being endorsed on any map, no building permits may be issued and no lots may be sold within the subdivision.

Prior to a Final Approval being endorsed on any map, the applicant shall submit a bond equal in amount to the incomplete improvements but in no instance less than 15% of the original estimate of improvement costs as determined by the Town.

Any such Conditional Approval shall lapse two years from the date it is granted, provided the applicant may apply for and the Commission may in its discretion, grant a renewal of such Conditional Approval for an additional period of two years at the end of any two year period. Any person, firm or corporation who, prior to such Final Approval, sells or offers for sale any lot subdivided pursuant to a Conditional Approval shall be fined not more than five hundred dollars for each lot sold or offered for sale.

4. STANDARD REQUIREMENTS

All performance guarantees required under this section shall be approved as to form by the Director of Finance and shall be filed with that office.

Such performance bond shall be held until actual construction or installation by the developer is completed, approval of work is given by the Director of Public Works, in accordance with the approved plans (a detailed and accurate estimate of the cost of completion of said improvements shall be submitted by the Director of Public Works), and the performance bond is released by the Commission. Such release shall take place only upon the filing by the developer with the Director of Public Works, and his approval thereof, of a detailed set of "as-built" plans signed by a land surveyor, licensed in the State of Connecticut, verifying the location, size and type of improvements actually constructed within the subdivision as proposed in the approved plans. Final acceptance of improvements shall be made by the Town Council. Release of bonds shall be performed by the Commission.

d. MAINTENANCE BOND

A maintenance bond approved as to form and sureties by the Director of Finance in an amount equal to fifteen percent (15%) of improvements costs, shall be supplied by the developer prior to the Commission's recommending acceptance of any streets or improvements by the Town. Such bond shall be held for one (1) year from the date of acceptance of a new Town street and shall be released by the

Commission only after final inspection and recommendations by the Director of Public Works.

- e. Any plan for subdivision shall, upon approval, or when taken as approved by reason of the failure of the Commission to act, be filed or recorded by the applicant, at his expense, in the Office of the Town Clerk, and any plan not so filed within ninety (90) days of the expiration of the appeal period under Section 8-8 of the CGS, or in the case of an appeal, within ninety (90) days of the termination of such appeal by dismissal, withdrawal or judgment in favor of the applicant, and any plan not so filed or recorded within the prescribed time shall become null and void, except that the Commission may extend the time for such filing for two additional periods of ninety (90) days and the plan shall remain valid until the expiration of such extended time. No such plan shall be recorded and filed by the Town Clerk until its approval has been endorsed thereon by the Chairman or Secretary of the Commission, and the filing or recording of a subdivision plan without such approval shall be void.
- f. Whenever a public hearing is scheduled by the Town Planning and Zoning Commission, the applicant shall place a sign on the affected property which can be seen from all abutting streets. The sign to be placed at or near street line or traveled way or in such other location, shall be clearly visible to the general public. Such sign, to be provided by the Planning Office, shall be installed by the applicant no less than ten days before the hearing and shall be removed by the applicant within five days after close of such hearing and returned to the Planning Office. An affidavit will be executed by the applicant or his agent certifying that this sign will be installed and maintained in accordance with the provisions of this section. A refundable deposit will be required from the applicant at the time the sign is picked up from the Planning Office.
- g. PRE-CONSTRUCTION CONFERENCE

The Commission may require that prior to the beginning of any site work (including the clearing of vegetation, demolition, site grading, etc.), a pre-construction conference be held between the developer, site contractor(s), Town Engineer, Town Planner, and others as deemed necessary. The purpose of such meeting shall be to review the approved plans and conditions of approval; enhance project coordination; and identify the project's contact person for erosion and sedimentation control concerns. Such conference shall be mandatory for any development which include either on-site or off-site public improvements.
- h. DEVELOPER'S AGREEMENT

A Developer's Agreement shall be required for any development which includes on-site or off site public improvements, which Agreement shall be in a form acceptable to the Town Attorney, and which shall be executed, and may be recorded in the Town Clerk's office, prior to the filing of mylars.

**SECTION 5: REQUIREMENTS FOR IMPROVEMENTS, CONSTRUCTION
PLANS AND DESIGN STANDARDS**

a. **MONUMENTS**

Monuments shall be set at the PC and PT and PRC of street lines, and at other locations required by the Director of Public Works. Approved concrete monuments shall be used to mark the boundaries of the subdivision. Locations of all monuments shall be indicated on the subdivision plan. Iron pins shall be installed at each corner, property line angle point and at any other point to sufficiently define each lot, as determined by the Director of Public Works and in accordance with accepted land surveying practices.

b. **STREET DESIGN STANDARDS**

1. **Harmony with Other Streets**

Streets in any subdivision shall be in harmony with existing or proposed thoroughfares as shown on any plan of development adopted by the Commission, especially with regard to safe intersections with such thoroughfares, and shall follow the general contours of the land with a location and grade that preserves to the greatest extent possible the natural, terrain, trees and other significant natural, man-made, and scenic features. All streets in any subdivision shall have free access to or shall be continuations of one (1) or more accepted Town streets or State highways. Consideration shall be given to providing street right-of-way extensions to abutting undeveloped properties, and where necessary, temporary cul-de-sacs, so that a safe, convenient circulation system is provided in the opinion of the Commission.

2. **Classifications** – The Commission shall classify or reclassify all the streets within or abutting the subdivision with the following classifications, and all streets shall be laid out, designed and constructed in accordance with the following classifications:

Arterial Street: existing or proposed as shown on the comprehensive plan of development adopted by the Commission or intended to accommodate presently or at any future time traffic other than that of the immediate neighborhood, as determined by the Commission, and where projected daily traffic is expected to be greater than 3,000 ADT.

Collector Street: any street other than an Arterial Street which is intended now or in the future to conduct traffic between local streets or between a local street and arterial street as determined by the Commission. Minor Collector Streets are where projected daily traffic is expected to be

between 250-1,000 ADT. Major Collector Streets are where projected daily traffic is expected to be between 1,000-3,000 ADT.

Local Street: any street whose primary function is to give access to properties only and which is not and will not in the future be likely to be used by traffic other than that having origin and destination upon such streets, as determined by the Commission. Local streets include cul-de-sacs and loop streets. A local street, which is or may be longer than two thousand feet (2,000'), shall be considered a collector street. Local streets are expected to have projected daily traffic of up to 250 ADT.

Residential Districts

<u>Road Classification</u>	<u>Right-of-Way Width</u>	<u>Pavement Width</u>
Arterial	50 feet	30 feet
Collector	50 feet	28 feet
Minor	50 feet	24 feet

Business or Industrial Districts

<u>Road Classification</u>	<u>Right-of-Way Width</u>	<u>Pavement Width</u>
Arterial	60 feet	36 feet
Collector	60 feet	34 feet
Minor	60 feet	30 feet

3. Cul-De-Sacs

Cul-de-sacs, dead-end streets with turnarounds, will be allowed under the following conditions:

- a) to provide access to undeveloped rear land surrounded by subdivided land, or to solve a topographic problem.
- b) as a temporary measure pending future development of adjoining land in which case provision shall be made in the turnaround for continuing the street later, and for reversion of any resulting excess right-of-way to abutting property owners.

The turnaround diameter shall be at least one hundred and ten feet (110') and it shall have a minimum pavement radius of fifty feet (50') to the outside curb.

Cul-de-sacs shall not be longer than six hundred feet (600') measured from the center of the turnaround to the nearest intersection with a through street that has at least two (2) means of ingress and egress. The Commission may waive this requirement to allow up to a maximum length of 1,200' with the statutory requirement of a three-quarter vote of the Commission.

The transition curve entering into the cul-de-sac shall have a minimum pavement radius of one hundred feet (100'), to create a "tear drop" shape as shown in the details.

There shall be no driveway curb cuts within the transition curves and no more than three (3) driveways on the circle.

4. Minimum gradient for streets shall be not less than 1.0 percent. Maximum gradient shall not be more than 8.0 percent.

5. Angle of Intersections

Intersections between streets shall be at an angle of not less than eighty degrees (80d) for a distance of not less than one hundred and seventy-five feet (175'), unless specifically approved by the Commission. Intersecting right-of-way lines at intersection shall be connected by a curve of at least twenty foot (20') radius.

6. Street Jogs

Street jogs with centerline offsets of less than two hundred feet (200') shall be prohibited.

7. Street Names

Proposed street names are subject to approval by the Commission. No street name phonetically similar to any street in use in the Town shall be used.

8. Boundaries of Rights-of-Way of Existing Streets

Boundaries of rights-of-way of all existing streets lying within or adjacent to any subdivision shall be relocated and laid out to meet the above standards to the extent which the Commission in its discretion deems

practicable and in the public interest. The intersections of existing streets shall be joined by curves as required above for new streets.

9. Street Construction Standards

All streets and other facilities shall be constructed in accordance with standard specifications prepared by the Department of Public Works and filed with the Town Clerk, which standards are included in graphic form within these Regulations and are identified as "Technical Subdivision Regulations". Particular attention is directed to the street curbing standards, which are graphically defined in said "Technical Subdivision Regulations" and which are as follows:

All streets in any District shall have bituminous lip curbing with a 6" reveal throughout, except where reinforced portland cement concrete pedestrian sidewalk ramps are required. On an existing public street, where no curbing presently exists, bituminous lip curbing shall be installed along the frontage of all proposed lots.

10. Gridiron Layouts

Gridiron layouts shall be avoided whenever possible. Local street patterns shall incorporate curves by following as closely as possible the natural features of land to be subdivided. Proposed straight local streets of one thousand (1,000') or more shall be subject to revision at the discretion of the Commission.

c. LOT AND BLOCK STANDARDS

1. Block widths and Lengths

Block widths shall not be less than two hundred and forty feet (240') and block lengths shall generally not be longer than one thousand and two hundred feet (1,200') nor less than six hundred feet (600'). In blocks longer than one thousand feet (1,000'), pedestrian crosswalks may be required to serve community facilities such as schools or shopping centers. Such walkways shall not be less than ten feet (10') wide and shall be straight from street to street.

2. Lots to Front on Streets

Each subdivision must front on a proposed public street having a right-of-way width of at least fifty feet (50'), or on an existing public street.

3. Lot Arrangement

Lot arrangement shall be such that there will be no foreseeable difficulties for reason of topography or other natural conditions, in complying with zoning requirements in order to build on each lot. Lots shall not be of unreasonable depth, encouraging the later creation of a second building lot at the rear.

4. Location of Lot Side Lines

All side lines of lots shall be approximately at right angles to street lines unless a variance from this rule will give a better street or lot plan.

5. Dimensions of Corner Lots

Corner lots shall be of sufficient dimensions so that any structure placed thereon shall conform to the building setback line of each street.

6. Access of Driveways to Local Streets

Where possible, lots shall be so laid out that the driveways serving the lots have access to a local street and not to a major road carrying general traffic.

7. Septic Systems

All proposed lots whose property lines are within two hundred feet (200') of an existing sanitary sewer line shall connect to such line. Otherwise, lots to be served by septic tank systems shall contain sufficient land of proper character to permit satisfactory performance of septic tank disposal fields. Where both private sewerage disposal and a well are to be located on the same lot, such lot should have an area of at least one (1) acre. These areas may be reduced, but may not be less than the minimum requirement for the zone, where the subdivider submits a letter from the North Central Connecticut Health District, at the time of application to the Commission, stating that the facilities as planned can be safely accommodated on each lot.

8. Unavailability of Public Water/Public Sewer

If a Town sewer and/or a public water supply are not available, such subdivision shall be submitted to the North Central Health District for a written report indicating the acceptability of each lot for a private water supply. Such report must be received at the time of application.

d. DRAINAGE IMPROVEMENTS

1. Disposal of Spring Water and Storm Water System in General

The developer shall be required by the Commission to carry away by pipe or open ditch, based on recommendations by the Director of Public Works, any spring water that may exist on the proposed development. The developer shall have designed by a Professional Engineer, licensed in the State of Connecticut, a storm water drainage system that shall contain, where necessary, culverts, catchbasin, headwalls, storm sewers, detention and retention basins and other structures or facilities suitable to give the streets and adjacent lots proper drainage. This design shall be computed in accordance with the practices and procedures set forth in the latest State of Connecticut Department of Transportation "Drainage Manual" and the soil conservation "Guidelines for Soil Erosion and Sediment Control" unless otherwise directed herein. It will be the responsibility of the developer to install an adequate stormwater drainage system, which will handle the run-off from a twenty-five (25) year storm. The system shall be designed by the developer's Professional Engineer and submitted for approval by the Director of Public Works. Three types of storm sewer pipes shall be acceptable. Reinforced concrete pipe, coated corrugated steel pipe and corrugated polyethylene pipe (smooth interior) are all acceptable pipe type options which must be specified appropriately based on soils, depth of cover and load capacities. The minimum size storm drainage pipe is fifteen (15") inch inside diameter. The minimum grade shall be not less than one-half (1/2) of one (1) percent and the cover over top of the pipes shall be not less than two (2) feet. Standard State of Connecticut manholes, catchbasin and drain collectors, located with piping runs at intervals of not more than three hundred feet (300'), shall be used.

2. Culverts

A culvert or other drainage facility shall, in each case, be large enough to accommodate potential runoff from its entire upstream drainage area, whether inside or outside of the subdivision. An analysis of downstream impact will be required in accordance with "Downstream Drainage", below. The developer's Professional Engineer shall determine the necessary size of facility based on anticipated runoff from a fifty (50) year storm under conditions of total potential development permitted in the watershed. The culvert or drainage facility from the subdivision shall continue to a natural watercourse.

3. Downstream Drainage

The developer's Professional Engineer may be required by the Director of Public Works to determine the effect of each proposed subdivision on the

existing downstream drainage facilities outside the area of the subdivision. Where it is anticipated that the additional runoff incident to the development of the subdivision will overload an existing downstream drainage facility during a fifty (50) year storm, the Commission shall not approve the subdivision until the subdivider has made such provision for the improvement of such potential condition as the Commission deems reasonable to require of the subdivider.

4. Where a subdivider of land proposes building lots on an existing approved Town road, or where the tract of land to be subdivided presently receives storm water drainage from an existing Town road or watercourse, it will be the responsibility of the developer to provide an approved storm water drainage system suitable to give the existing Town street and adjacent lots of the proposed subdivision proper drainage.
5. Drainage easement and flowage rights shall be furnished by the developer in the name of the Town of Enfield in a form acceptable to the Town Attorney, where they are deemed necessary by the Department of Public Works to install or maintain drainage installations or utility installations outside roadway limits, including ditches where necessary. Subject to utility design standards, the following easements shall apply:
 - a) Twenty (20') foot minimum for sanitary lines.
 - b) Twenty-five (25') foot minimum for storm water lines.
 - c) As approved for all other purposes.

e. REQUIREMENTS FOR CONSTRUCTION OF FACILITIES

1. All storm sewer pipe shall be reinforced concrete pipe, Class IV or the equivalent gauge (depending on size) coated corrugated steel pipe or corrugated polyethylene pipe (smooth interior). The minimum depth of cover shall be two feet (2') over the top of the outside diameter of pipe, or as approved by the Director of Public Works.
2. Catch basins and drainage manholes should be spaced at a distance of not more than three hundred feet (300') on a roadway. In a parking area, one (1) catch basin should cover not more than nine thousand (9,000) square feet of paved area.
3. On all commercial and industrial parking areas, the minimum thickness of blacktop shall be three inches (3"); that is a one and one-half inch (1 ½") compacted binder course with a one and one-half inch (1 ½") compacted top course. The base underneath a parking area shall consist of good, firm, porous drainage material down to the frost line (subject to approval

by the Town Engineer). On top of this material, a minimum of six inches (6") of bank run gravel and two inches of processed stone above the gravel is required underneath the blacktop.

4. Sanitary Sewers – the minimum size for a house, commercial establishment, or industrial building is a six inch (6") diameter line from the building to the street lateral. This would consist of PVC pipe (SDR-35) with a minimum cover of five feet (5'), required for traveled ways, parking lots or driveways.

<u>Amount of Cover Material</u>	<u>Class of Pipe</u>
5'	PVC (SDR-35)
4'-5'	PVC (SDR-18)
3'-4'	Cast Iron Pipe (Extra Heavy) PVC (SDR-35), and C-900 PVC

Minimum Cover = 3'

(See Appendix A -Technical Specifications -, pages 7-12 for further requirements.)

5. Sidewalks shall be constructed with seven percent (7%) air-entrained concrete (4000 psi), which shall conform to the latest specifications set by the State of Connecticut Department of Transportation. Slump shall be in the range of two to four inches (2"-4"). For sidewalk ramps, the wire mesh reinforcing shall be 6" x 6", 10-gauge welded wire fabric complying with ASTM-185. Wire will be laid in a continuous roll being cut only for expansion joints. It shall be pulled up to the center of the slab while pouring. A two (2) day curing period is required on all concrete sidewalk work.

All concrete will be sprayed with a wax-resin base compound that complies with ASTM C-309, Type II and ASHTO M-148, Type II, or equal, to prevent spalling.

The expansion joints shall be an asphalt type material, waterproof and conforming to ASTM-D994-53 and AASHTO-M-33-70. Thickness shall be three-eighths inches (3/8"), and the distance between joints shall be no more than twenty feet (20') with one dummy joint every five feet (5') between expansion joints.

f. SIDEWALKS

Portland cement concrete sidewalks, at least five feet (5') in width, shall be placed six inches (6") off the front property line across proposed lots in residentially-zoned areas and shall be constructed in accordance with standard specifications of

the Department of Public Works. A seeded grass strip shall separate the sidewalk from the roadway and shall slope to the curb of the traveled portion of the street. See Technical Specifications for roadway cross-sections.

- 1) Loop Street and Permanent Cul-de-Sac serving 10 lots or less – no sidewalks;
- 2) Loop Street and Permanent Cul-de-Sac serving 11 lots or more – sidewalks on one side, the location to be determined by the Commission;
- 3) Local Street other than Loop Street and Permanent Cul-de-Sac, sidewalk on one side, the location to be determined by the Commission;
- 4) Minor Collector Street – sidewalk on one side of the street, and at the discretion of the Commission two sides of the street may be required.
- 5) Major Collector Street – sidewalks on both sides of the street;
- 6) Arterial Street – sidewalks on both sides of the street.

Variations From Sidewalk Standards The Commission may require additional walks or may permit variations from the established sidewalk standards as set forth above upon a three-quarters vote of all the members.

In determining the appropriateness of such variation, the Commission shall consider:

- a) proximity to existing sidewalks and present and projected sites for schools, public facilities, open space, and shopping facilities;
- b) present and projected dwelling unit density, the rural or suburban character of the neighborhood, and the present and potential pedestrian traffic in the area;
- c) the extent of environmental disturbance to be caused by the sidewalk construction such as removal of trees or other valuable natural or man-made features; or grading within or near areas of steep slopes, wetlands or watercourses.

g. PUBLIC IMPROVEMENTS ASSOCIATED WITH SUBDIVISIONS OF MERGED LOTS OF RECORD

As set forth in Section 3.20.2 of the Enfield Ordinance, an applicant may apply for a Special Use Permit to allow a division of merged lots of record. A companion Subdivision application is also required. For Subdivisions filed under

this section, all Subdivision Regulation Standards and requirements shall apply except as specifically set forth below:

1. Street pavement width shall be constructed to a width consistent with the width of the pavement of the abutting street system but in no case less than 24 feet.

2. Curbing shall be constructed to the standards existing in the abutting street system. If no curbing exists in the abutting street system, a street gutter shall be established to adequately carry stormwater.

The details of such improvements shall be approved by the Commission upon receipt of a recommendation from the Director of Public Works and Town Planner.

SECTION 6: FINAL PLAN

a. SUBMISSION

Final plans, accompanied by a completed and signed application form, proper fee, and statement of interest in the subject property, shall be submitted in accordance with these Regulations.

b. FORM

All final plans must be drawn in black waterproof ink on drafting mylar film (thickness .004") at a scale of not less than one inch (1") equals fifty feet (50'). In addition, a lot layout at a scale of one inch (1") equals one hundred feet (100') and a location map at a scale of one inch (1") equals eight hundred feet (800') shall be similarly drawn and supplied by the applicant. Sheet sizes shall not exceed twenty-four inches by thirty-six inches (24"x36") and where more than one (1) sheet is necessary and index sheet corresponding in size shall also be submitted. If subdivision approval is granted by the Commission, the applicant shall submit for the use of the Public Works Department, an exact duplicate of the subdivision and lot layout plans, as well as as-built plans of the plan and profile, all on drafting mylar film, one set at full scale (24"x36") and one set at ½ scale (12"x18") and one set in a digital format which is compatible with hardware/software utilized by the Enfield Engineering Division.

Final plans reflecting the approval of the Commission shall also be submitted in a digital format prescribed by the Town Planner; the Commission may waive this requirement by a vote of three fourths of the full Commission when the applicant's plans are not prepared digitally.

c. GENERAL CONDITIONS

All plans submitted shall contain:

1. Name of Owner – name of record owner of land or subdivision if different; names of abutting property owners, and name of subdivision.
2. North arrow, scale, title, key or location plan (scale not less than 1" = 800'), total area affected, zoning district, date of preparation and dates of revisions, if any.

1. Percolation Test Locations

Percolation test locations where individual sanitary waste disposal systems are to be installed. Test locations are to be shown with reference to proposed leach field layouts.

2. Servicing Subdivision

All details of proposed servicing of the subdivision, including but not limited to proposed sanitary sewers, storm sewers, catch basins, manholes, bridges, culverts, sidewalks, water supply, fire hydrants, curbs, retention basins, and erosion controls are to be accurately shown. Invert elevations shall be given.

3. Road Profile

Road profile and plans showing existing and finished grades, cross-sections and other detailed road construction plans including all utilities at a vertical scale of one inch equal four feet (1"= 4'), and at a horizontal scale of one inch equals forty feet (1"= 40') shall be provided. Materials specifications shall conform to the latest specifications of the State of Connecticut Department of Transportation, unless otherwise required by the Director of Public Works.

4. Open Space

Proposed open space and/or recreational areas, including fencing along rights-of-way which access such areas and which abut private property. The height and type of fencing shall be at the discretion of the Commission.

5. Methods of Dedication

Methods of dedication of proposed easements, rights-of-way and open spaces required by these Regulations, shall be indicated.

6. Contours

Contours having a two-foot (2') contour interval (five foot interval may be used for steep slopes, wooded areas and swamps) in sufficient detail to show the general topography, watercourses and drains as the Commission may require. The existing topography plans must be certified to T-2 accuracy, as defined by the Connecticut Association of Land Surveyors. Existing and finished contours shall be shown in sufficient detail to show the property both as existing before development and the final grading of each lot as amended within the subdivision. If for reason of some

necessary field change during development the final contours shall be altered from those shown on the final plan, the developer shall supply revised "as-built" plans showing such revisions to the Commission, so that the Town of Enfield shall have on file a precise record of the subdivision as built or developed.

7. Perimeter-Traverse

A perimeter traverse shall be submitted. Traverse of blocks and separate lots shall be submitted as the Commission may require. The error of closure shall be one (1) in five thousand (5,000).

8. Erosion and Sediment Control Plan

Erosion and Sediment Control Plan or Plans, meeting all applicable requirements as stated in Section 7.20 of the Enfield Zoning Ordinance.

9. Master Development Plan

Where all land proposed for development or land under ownership of applicant is not included in the preliminary proposal, a master development sketch shall accompany the original submission. This sketch, at a scale of not less than one inch equals one hundred feet (1"=100'), shall show proposed rights-of-way and lot layout.

10. Street Numbering and Index Plan

A plan to a scale of one inch equals one hundred feet (1"=100') shall be submitted indicating lot subdivision dimensions, sheet match marks and a street numbering system, acceptable to the Town Engineer's Office and the Town's E-911 Coordinator.

11. Video Record of Storm Sewer and Sanitary Sewer

The developer shall submit videos of the inside of the completed sanitary and storm sewers. The videos shall have audio narration to identify the structures and stations along the pipe which will match the approved subdivision plans.

SECTION 7: RESCINDING OF PREVIOUS REGULATIONS AND STATUS OF SUBDIVISION PLANS APPROVED PRIOR TO EFFECTIVE DATE OF THESE REGULATIONS

- a. All prior subdivision regulations are hereby rescinded on the effective date of these regulations, except that uncompleted subdivisions, plans of which were legally filed and recorded in the Town Clerk's Office, prior to the effective date of these regulations, shall be required to conform only to those regulations in effect at the time of plan approval, in accordance with Chapter 8-26 of the Connecticut General Statutes.
- b. A single lot or parcel of land having an area or frontage of lesser amounts than required by existing zoning ordinance shall be deemed to comply with the area and frontage requirements of said Ordinance, provided said lot or parcel of land was shown on a duly approved plan or described in a deed, duly recorded on the date of these regulations. However, where private sewage disposal facilities and/or private water supply are utilized, any lot shall be subject to inspection and approval of the North Central Connecticut Health District.

SECTION 8: SEPARABILITY

If any section, subsection, paragraph, sentence, clause, or phrase in these regulations, shall for any reason be held invalid or unconstitutional by a decree or decision, of any court of competent jurisdiction, such decree or decision shall not effect or impair the validity of any other section or remaining portion of these regulations.

SECTION 9: EFFECTIVE DATE

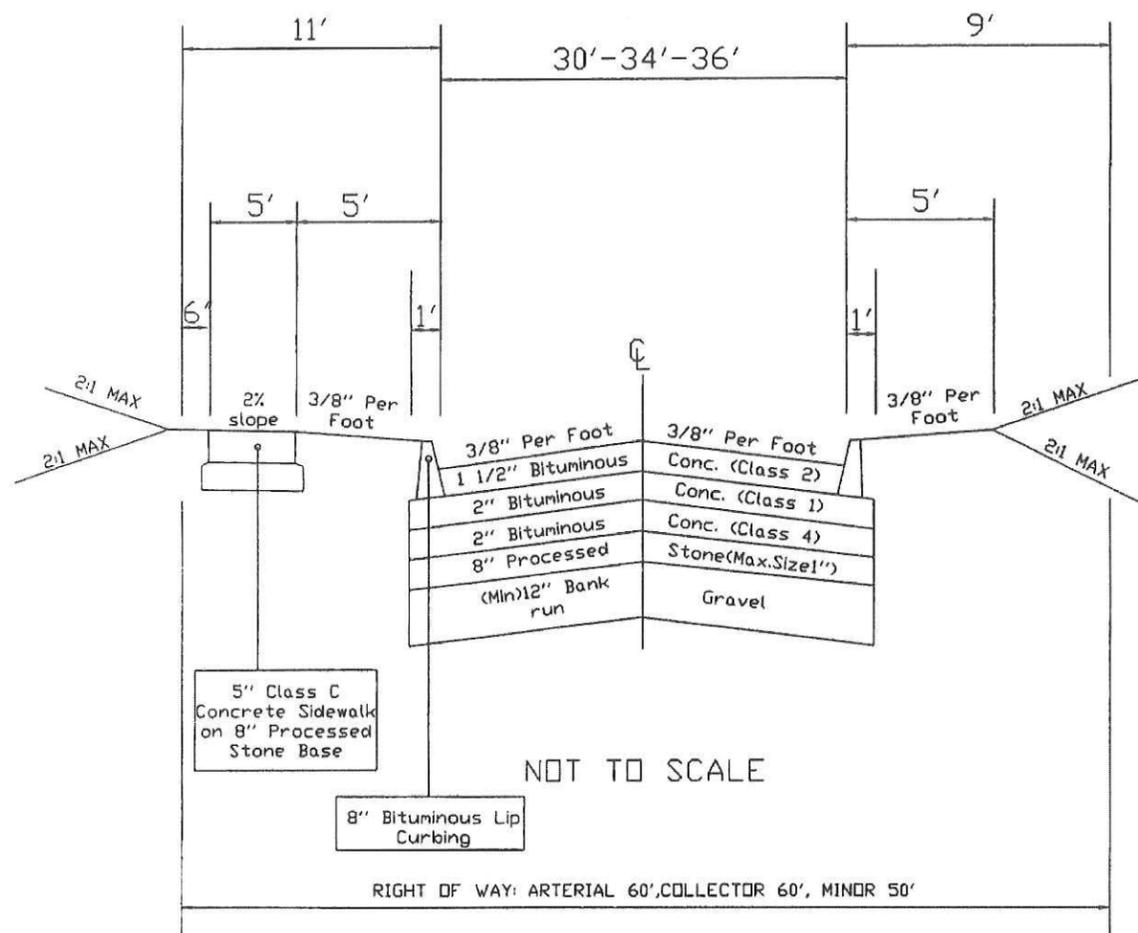
These subdivision regulations were adopted by the Enfield Planning and Zoning Commission on March 21, 1968 and are effective on March 28, 1968.
(See sheet preceding first page for effective dates of amendments)

TOWN OF ENFIELD

TECHNICAL SUBDIVISION REGULATIONS

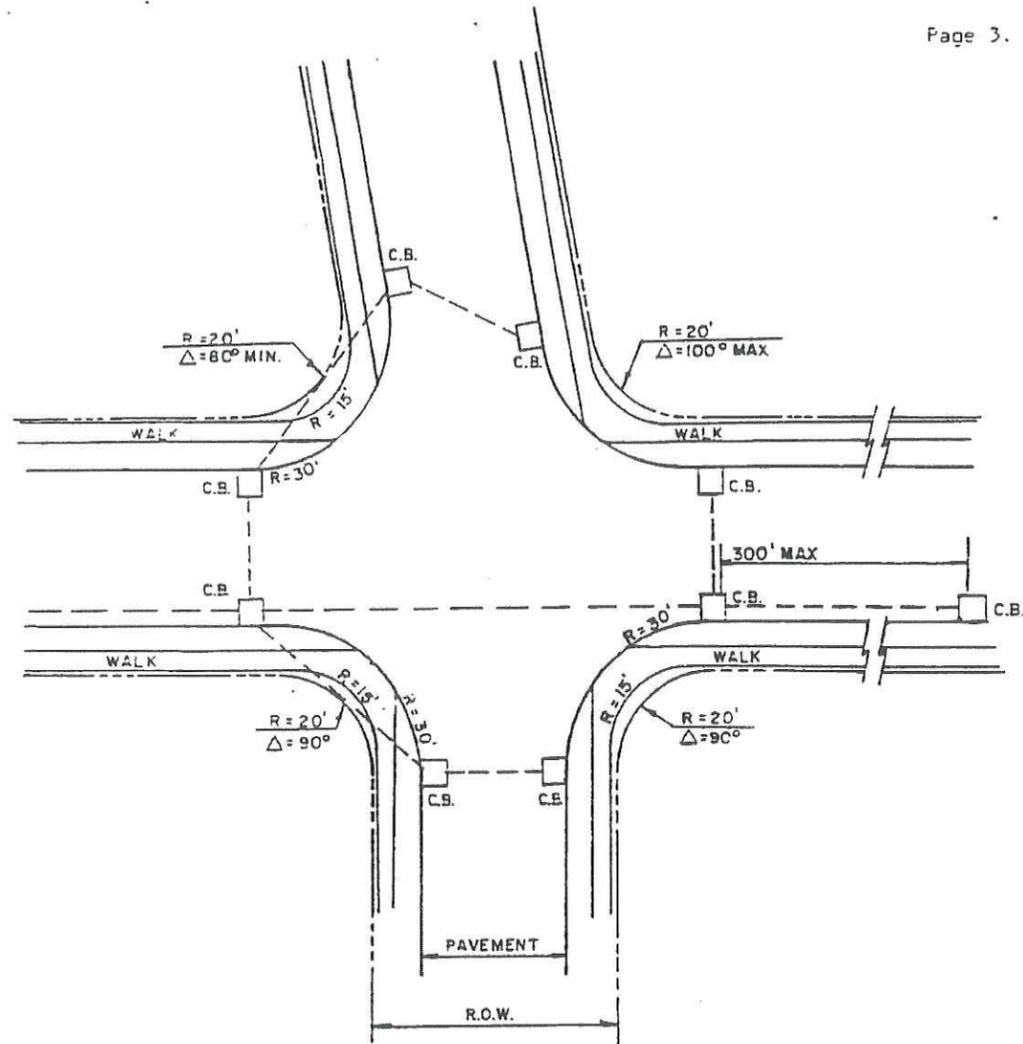
Revised: 02/20/68, 10/77, 01/13/87, 05/24/90, 02-12-02

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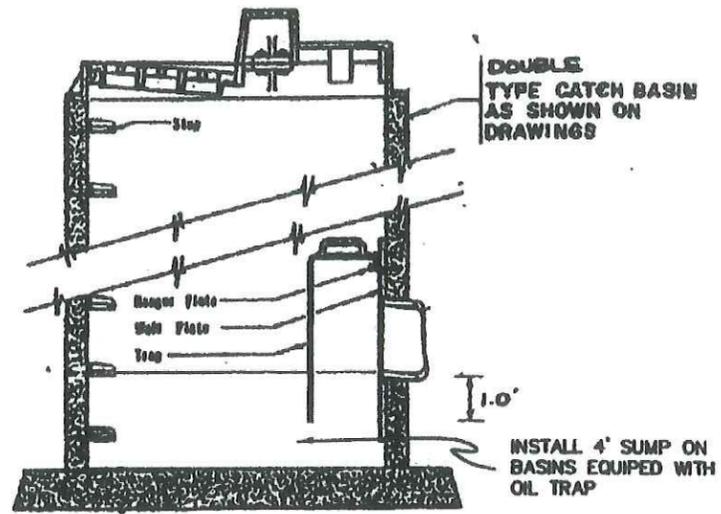


INDUSTRIAL OR BUSINESS ROAD
X-SECTION
PROPOSED

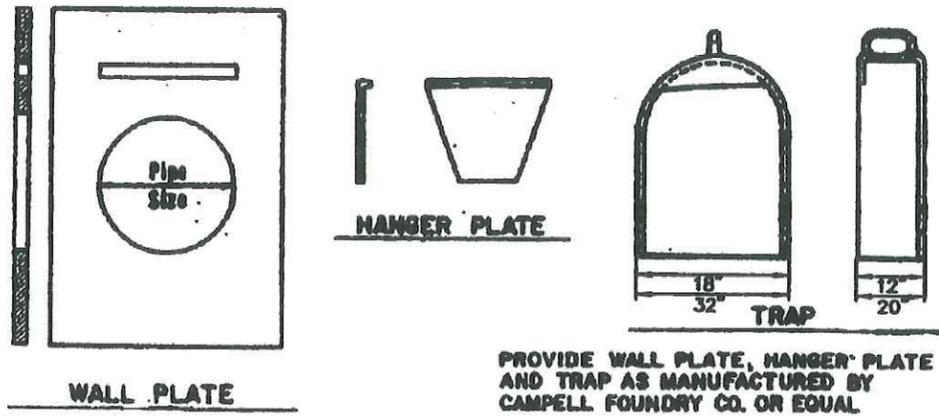
NOTE: All materials are to conform to Conn. D.O.T. Standard Specifications, as revised.



- ① Δ FOR INTERSECTIONS WILL BE DESIGNED AS CLOSE TO 90° AS POSSIBLE. MINIMUM ALLOWABLE $\Delta = 80^\circ$ MAXIMUM ALLOWABLE $\Delta = 100^\circ$
- ② ROAD GRADES: MINIMUM = 0.01 MAXIMUM = 0.08
- ③ R.O.W. AND PAVEMENT WIDTHS VARY FOR DIFFERENT TYPES OF ROADWAYS—SEE SHEETS FOR ROAD CROSS-SECTIONS FOR MORE DETAILED DESCRIPTION.
- ④ THERE WILL BE A MAXIMUM NUMBER OF THREE (3) PIPES CONNECTED TO ANY ONE BASIN.



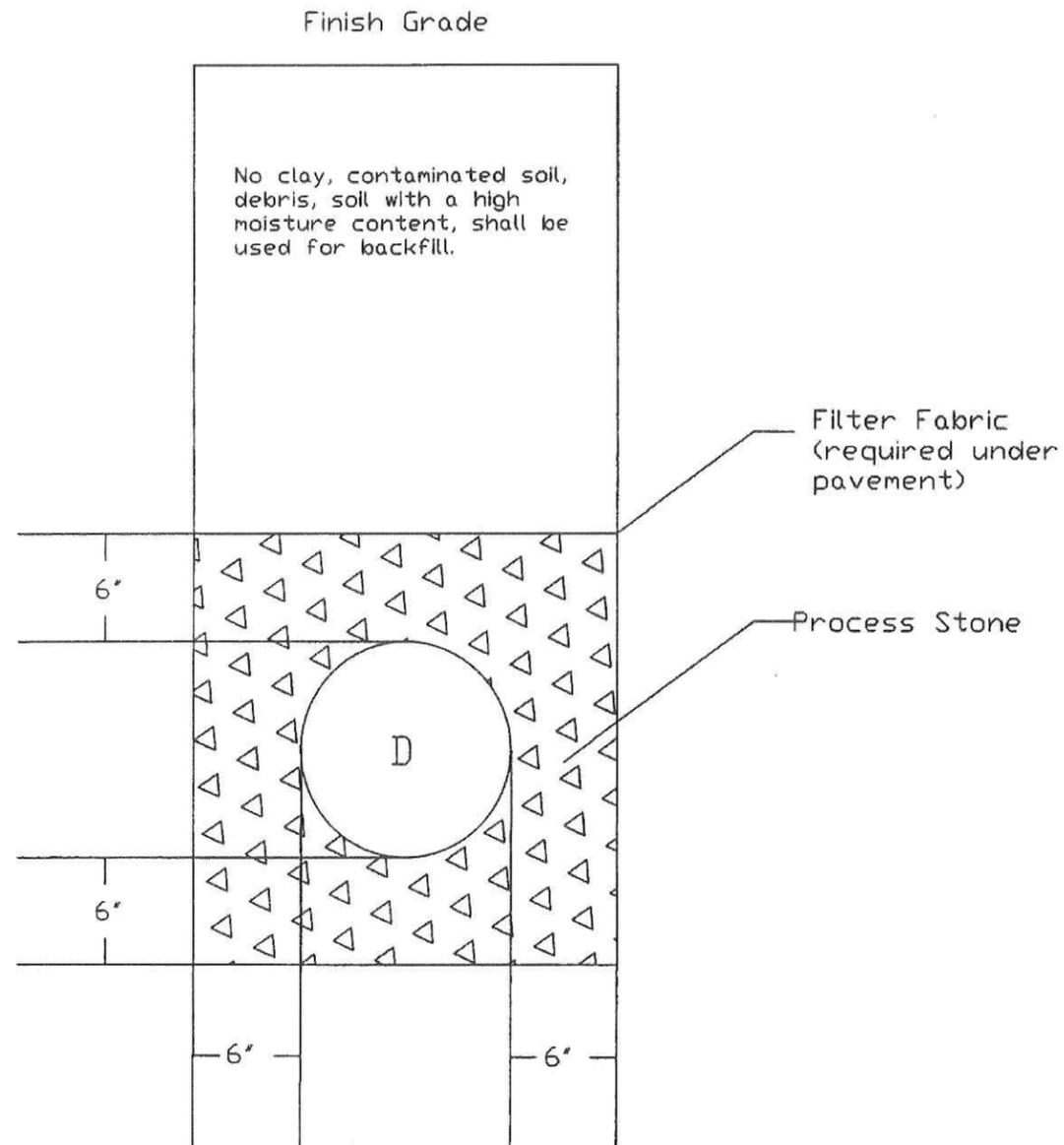
TYPICAL BASIN ASSEMBLY



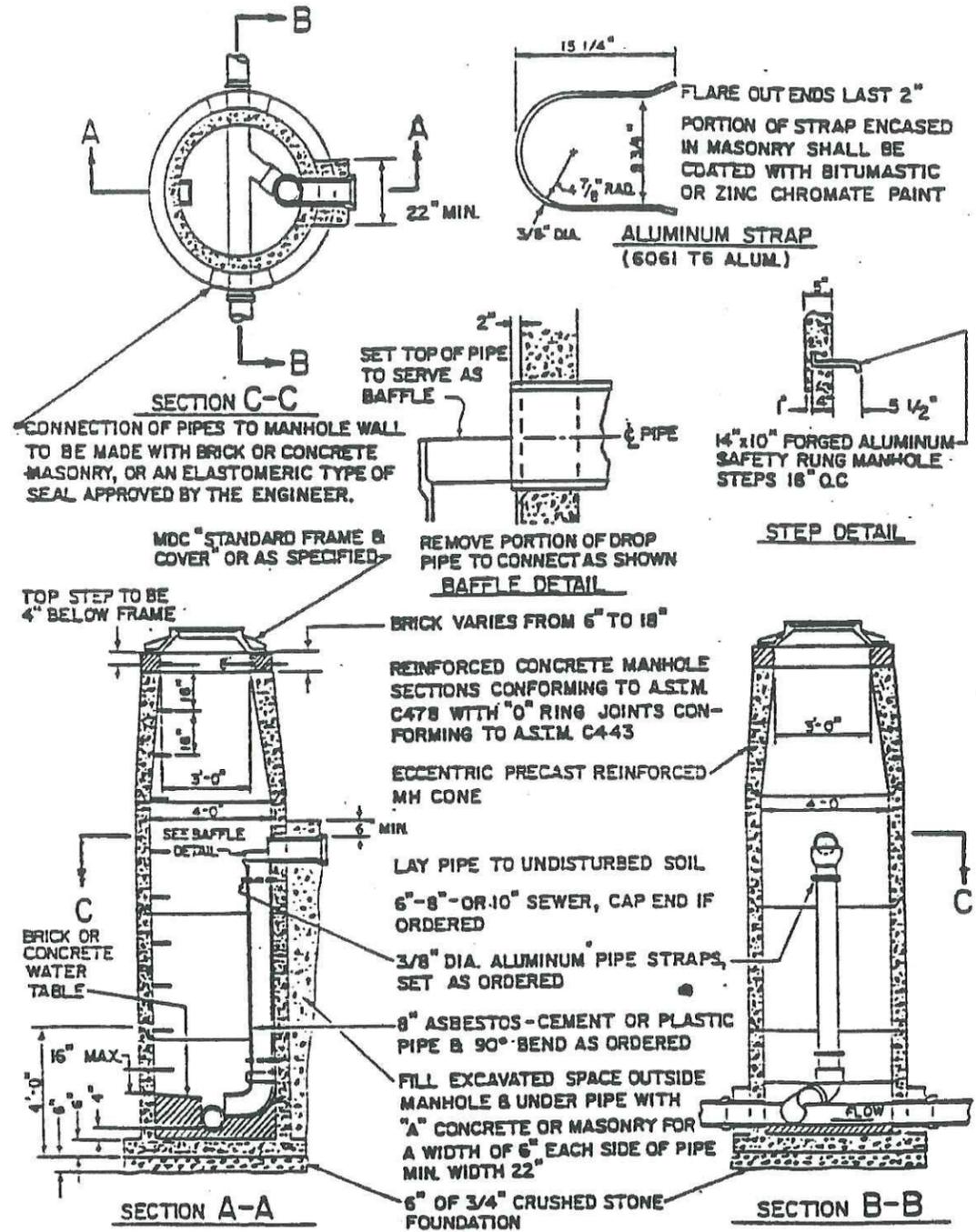
CATCH BASIN OIL TRAP DETAIL

SANITARY SEWER TRENCH DETAIL

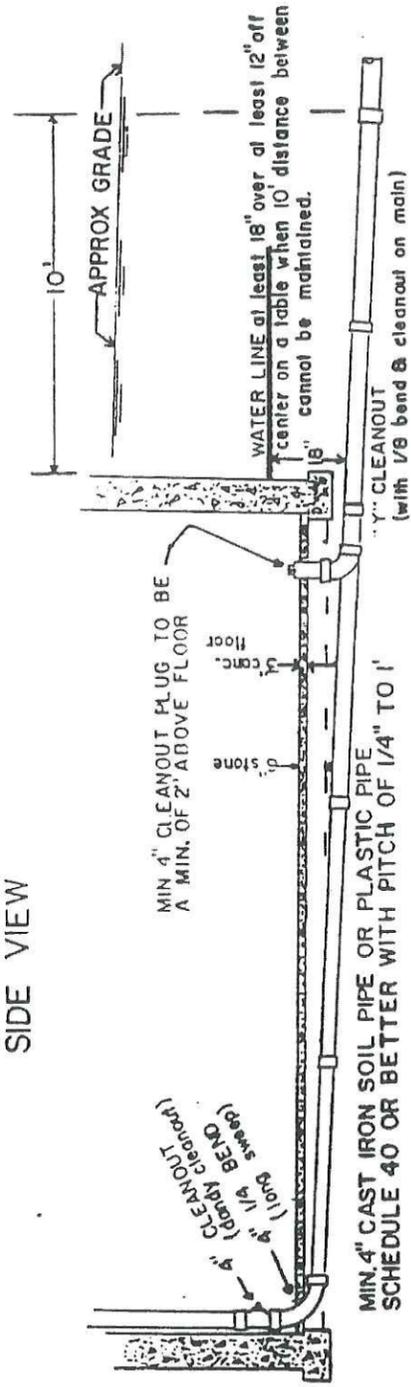
NOT TO SCALE



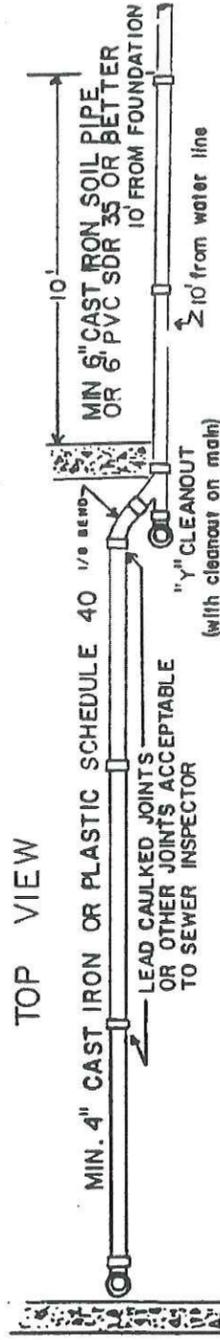
STANDARD DROP INLET



TYPICAL UNDER BASEMENT FLOOR CONNECTION
SIDE VIEW



TOP VIEW



OUTSIDE OF BUILDING
MIN. SIZE 6" INSIDE DIAMETER

MATERIAL CAST IRON (EXTRA HEAVY OR HUBLESS)

PVC (SDR-35) ALL WITH RUBBER "O" RING OR EQUAL
JOINT MAY BE USED FROM THE CLEANOUT TO THE
STREET MAIN CONNECTION.

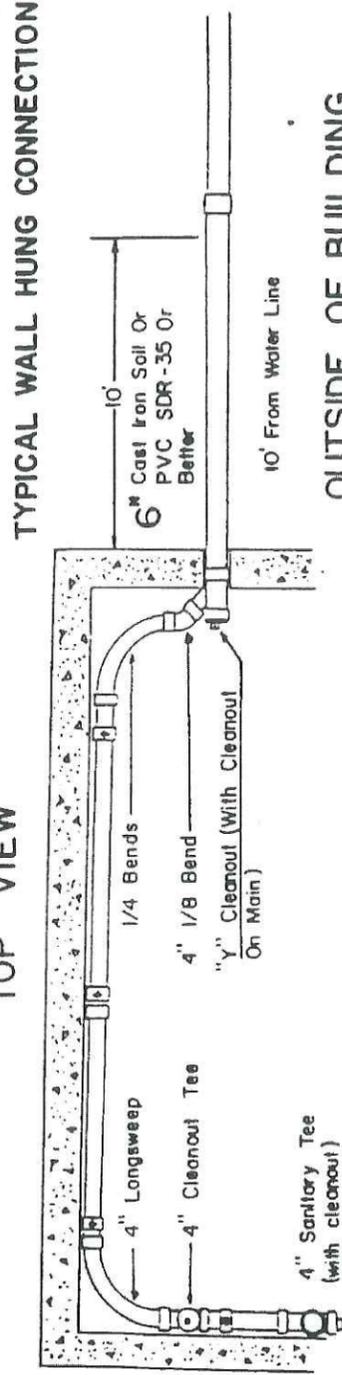
NOTE:

WHERE PIPE IS LAID UNDER TRAVELED
WAYS (DRIVEWAYS, PARKING LOTS ECT.)
SEE SCHEDULE FOR COVER REQUIRED.

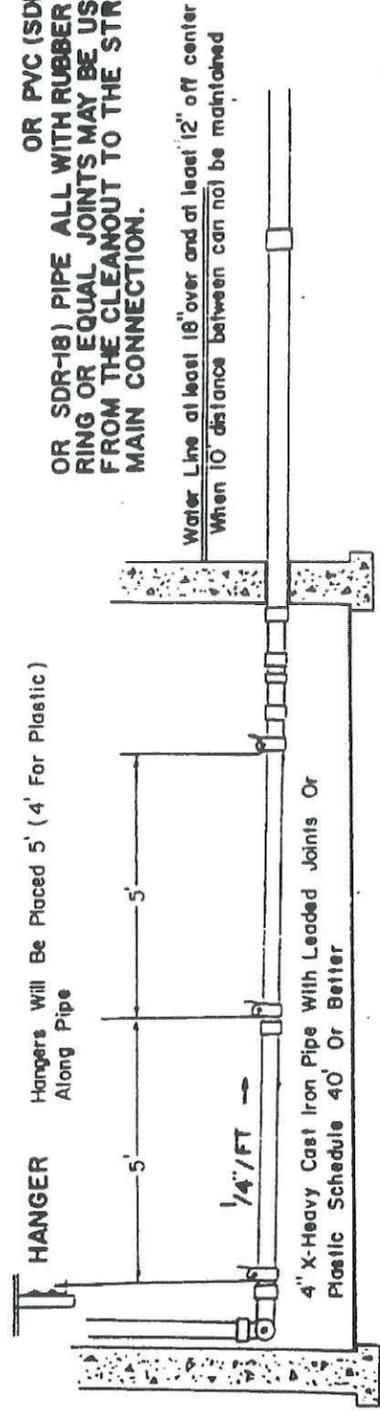
NOTE: 6"x4"x4" Y CAN BE TURNED
FOR ANGLE CONNECTION ON EITHER
SIDE OR FOR STRAIGHT THROUGH CONNECTION.

HANGERS

TOP VIEW



SIDE VIEW



OUTSIDE OF BUILDING

MIN. SIZE 6" INSIDE DIAMETER MATERIAL CAST IRON (E.H. OR HUBLESS

OR PVC (SDR 35 OR SDR-18) PIPE ALL WITH RUBBER "O" RING OR EQUAL JOINTS MAY BE USED FROM THE CLEANOUT TO THE STREET MAIN CONNECTION.

Water Line at least 18" over and at least 12" off center When 10' distance between can not be maintained

NOTE: 1. HANGERS MUST BE PLACED AS SHOWN AND EVERY 5' ALONG PIPE (4' FOR PLASTIC PIPE).

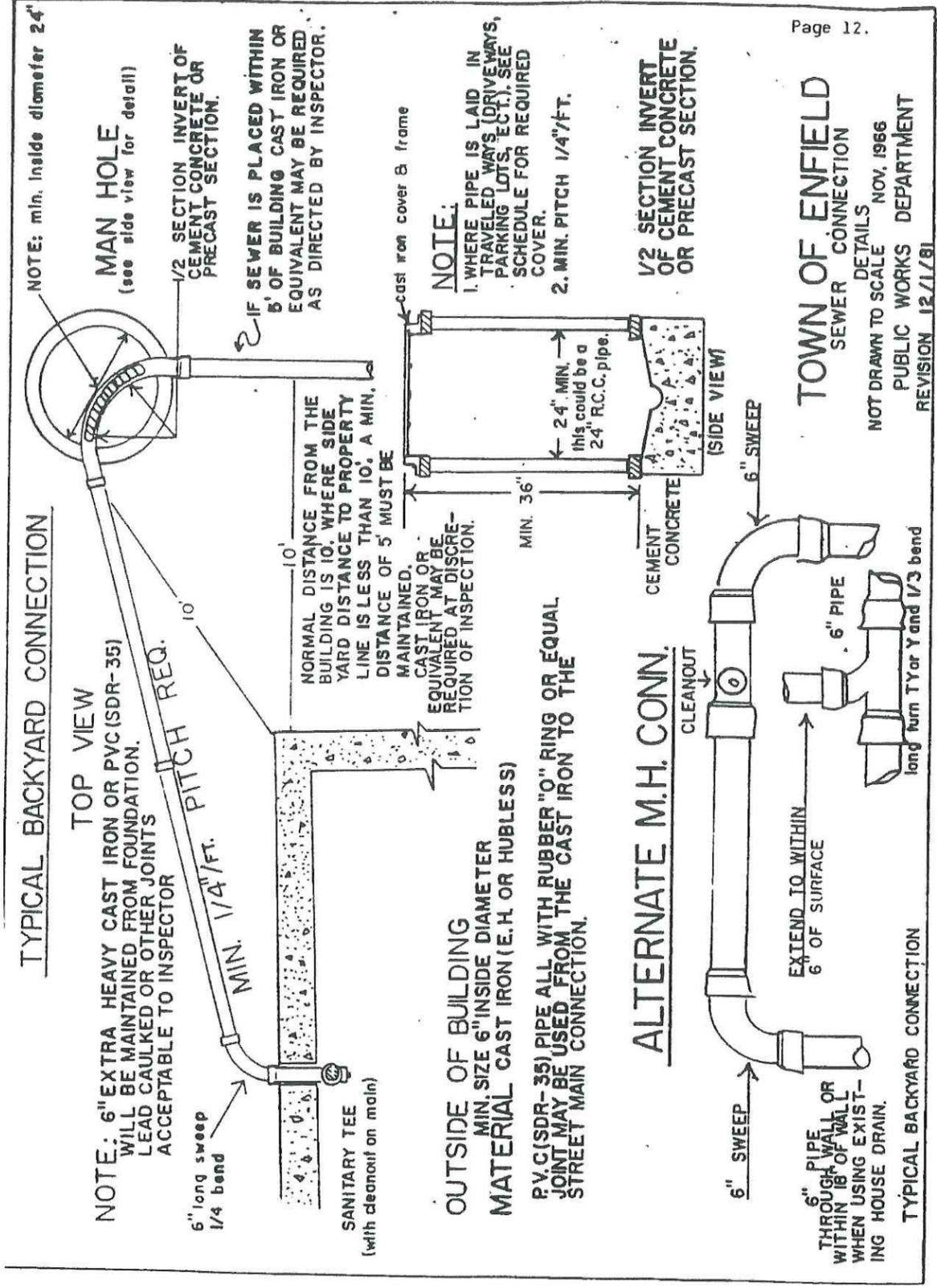
2. WHERE PIPE IS LAID UNDER TRAVELED WAYS (DRIVEWAYS, PARKING LOTS ETC.) SEE SCHEDULE FOR COVER REQUIRED.

**TOWN OF ENFIELD
SEWER CONNECTION
DETAILS**

PUBLIC WORKS DEPARTMENT

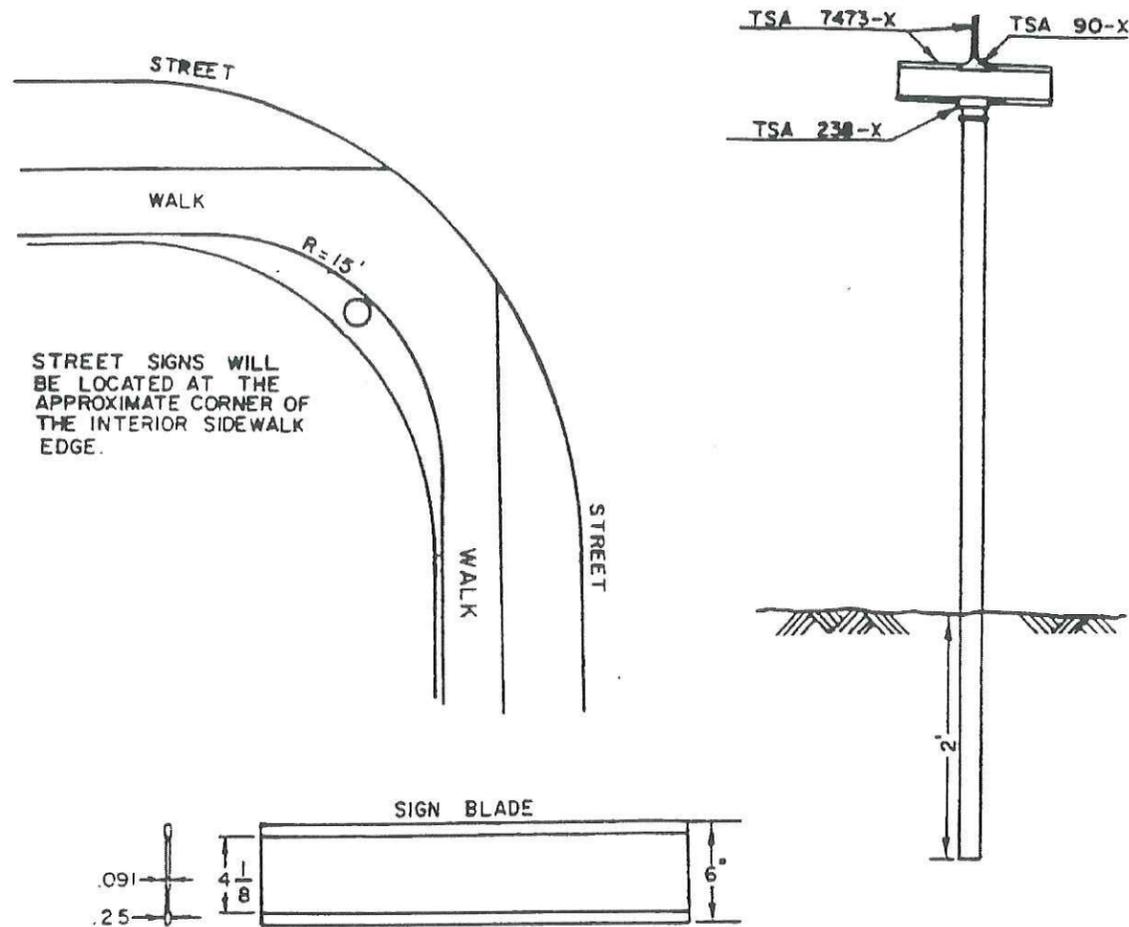
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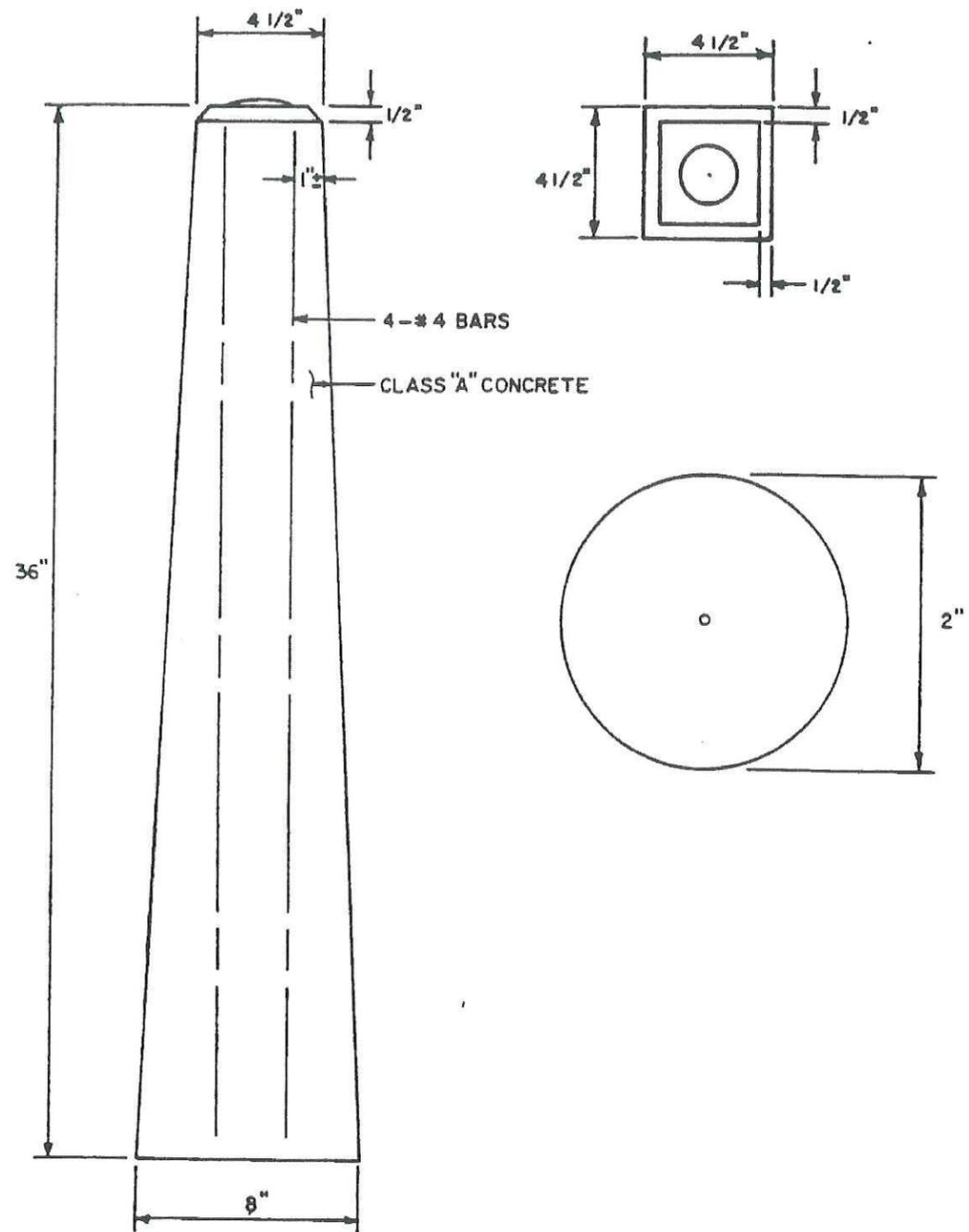
STREET SIGNS

Page 13.



- 1) PIPE WILL BE STANDARD 2 3/8" OUTSIDE DIAMETER (O.D.) GALVANIZED PIPE PAINTED WHITE.
- 2) POST TO SIGN BRACKET WILL BE PERMA-LINE DIE CAST BRACKET TSA 238-X OR APPROVED EQUIVALENT
- 3) SIGN TO SIGN BRACKET WILL BE PERMA-LINE DIE CAST BRACKET TSA 90-X OR APPROVED EQUIVALENT.
- 4) SIGN BLADES WILL BE 24" x 6" PERMA-LINE EXTRUDED ALUMINUM BLADE TSA- 7473-X OR APPROVED EQUIVALENT.
- 5) TYPE LETTERING AVAILABLE - SCOTCHLITE SHEETING NO. 2270 **WHITE** OR APPROVED EQUIVALENT.
 -PRIMARY COPY - 4" B SERIES CODE NO. FOL-4A.
 -SUFFIX COPY - 2" O SERIES CODE FOL-2C.
- 6) **THE ENTIRE 2' BURIED PORTION OF THE SIGN POST WILL BE ENCASED IN 4" OF CONCRETE.**

TOWN OF ENFIELD BOUNDARY



PUBLIC WORKS DEPARTMENT
CHECKLIST REPORT FOR ACCEPTANCE OF STREETS

NAME OF STREET _____

- 1. Street Grading and Base _____
- 2. Final Grading _____
- 3. Curbs and Gutters _____
- 4. Sidewalks _____
- 5. Street Signs _____
- 6. Monuments _____
- 7. Sanitary Sewers _____
- 8. Storm Sewers _____
- 9. Fire Hydrants _____
- 10. Street Trees _____
- 11. Cul-de-sac _____
- 12. Grade of Road Minimum _____ Maximum _____
- 13. Open Space **Documentation** _____
- 14. Final Profile _____
- 15. Final Plan _____
- 16. **Deed for Street** _____

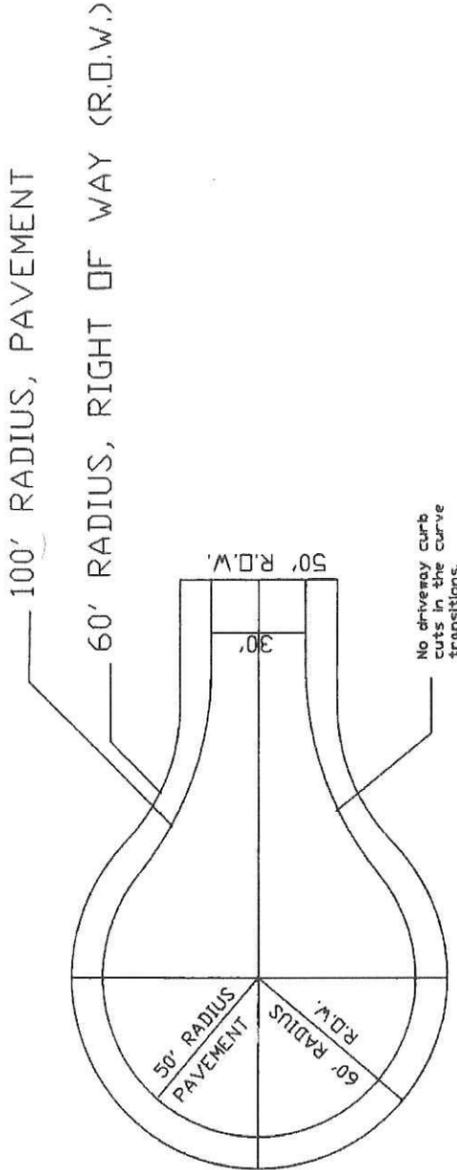
Recommend Acceptance **Date:** _____
Director of Public Works

Referred to Planning & Zoning **Date:** _____
Town Clerk

Approved by Planning & Zoning **Date:** _____
Town Planner

Final Acceptance by Council **Date:** _____ **Resolution**
Number _____

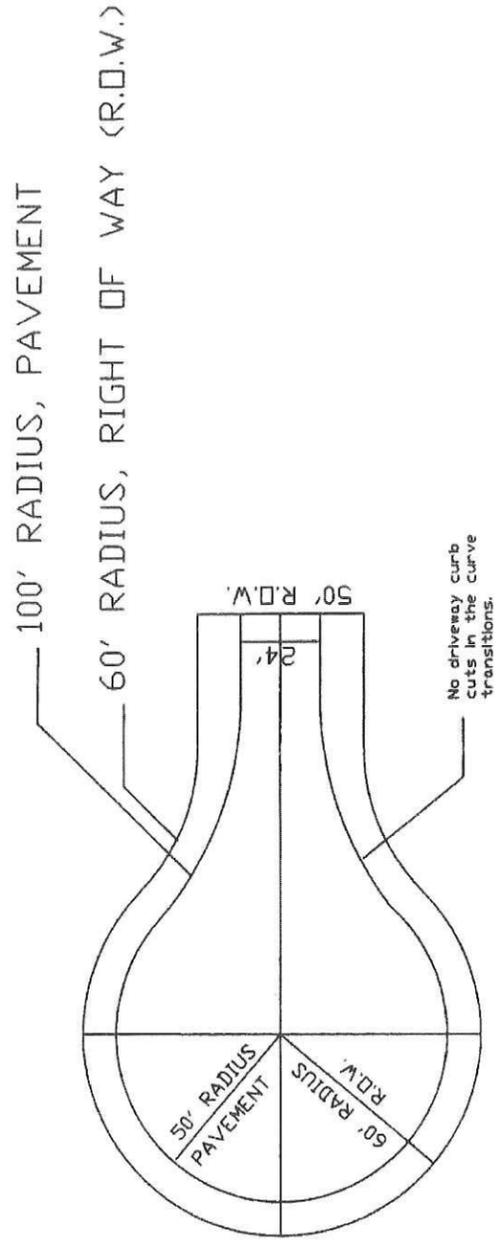
TEAR DROP CUL DE SAC



NOTE: No more than three driveways on the circle.

NOT TO SCALE

TEAR DROP CUL DE SAC



NOTE: No more than three driveways on the circle.

NOT TO SCALE

CHECKLIST
OF
SITE WORK INSPECTION CALLS

Contractor will be responsible for contacting the Enfield Engineering Division at 253-6363, twenty-four hours (24 hrs) in advance, for inspection of all the items listed below, except for the sanitary sewers. The contractor will be responsible for contacting the Water Pollution Control Division at 253-6450, twenty-four hours (24 hrs) in advance, for inspection of the sanitary sewers.

- 1. Installation of sanitary sewers.
- 2. Installation of storm drainage, including drainage ditches.
- 3. Roadbed is at subbase grade prior to gravel installation.
- 4. Road base prior to process stone.
- 5. Road base prior to bituminous concrete installation.
- 6. Sidewalks prior to installation of 8" processed stone base.
- 7. Framed sidewalks prior to pouring concrete.
- 8. Final subdivision inspection.
- 9. All other bonded site improvements.

If the contractor fails to contact the Engineering Division and/or Water Pollution Control Division, certified test reports or holding of the performance bond for a one year period may results.

CALL BEFORE YOU DIG

1-800-922-4455

CBYD Ticket Number _____

TOWN OF ENFIELD
APPLICATION FOR EXCAVATION PERMIT

PERMIT No. _____

APPLICATION No. _____

Applicant's Name _____ Date _____

Address _____ Telephone No. _____

Owner's Name _____

Address _____

Purpose _____

Location _____

Nearest House No. _____ Distance from nearest St. _____ FT.

Approximate area to be disturbed _____ SF.

Depth of excavation _____ ft. Type of existing pavement _____

Starting Date _____ Completion date _____

DRAW SKETCH ON REVERSE SIDE OR INCLUDE SEPARATE DRAWING

Name of insurer: _____

Date policy expires: _____

Name of surety: _____ Amount _____ Date expires _____

No excavation or operations will be allowed to completely close any Town road to traffic. The contractor and/or applicant shall insure that at all times during the construction and restoration activities, that one lane wide enough to allow the safe passage of emergency vehicles shall be maintained.

The contractor and/or applicant prior to implementing any detour shall submit to the Traffic Safety Officer for approval a detailed detour plan. This plan shall clearly show proposed signing arrangement, lane arrangements, daily hours of operation, flagman and any other precautionary measure deemed necessary by the Traffic Safety Officer.

Should the contractor and/or applicant not comply with the above, their excavation permit shall immediately become null and void. They shall cease excavating, seal the utility plant, backfill the excavation and return the road to its normal operational condition. The contractor and/or applicant may then reapply for an excavation permit.

The contractor and/or applicant shall notify the Town of Enfield Police and Fire Departments 24 hours in advance of any detours and/or road narrowing.

The undersigned hereby agrees to comply with all ordinances, laws and regulations relating to the work to be done, that the highway, street or sidewalk shall be restored in accordance with the "Typical Detail of Permanent Patch" or as directed by the Public Works Director and that the applicant will reimburse and indemnify the Town of Enfield for all damages and costs by it in any manner incurred by reason of and in conformance with such excavation or work from the time such work is commenced until five (5) years after such work is completed.

Scheduled date of permanent repair _____

Signed _____ Date _____

(Applicant)

Inspection: (Notify Engineering Dept. 24 hours in advance at telephone no. (860) 253-6363)

Date Begun _____ Type of repair _____ Permanent

Date Inspected _____

Date Completed _____ Date of permanent repair _____

Name of Inspector _____ Name of Patching Co. _____

Comments _____

Application for Permit:

APPROVED

APPROVED AS NOTED

DENIED

_____ Date _____

(TOWN OFFICIAL SIGNATURE)

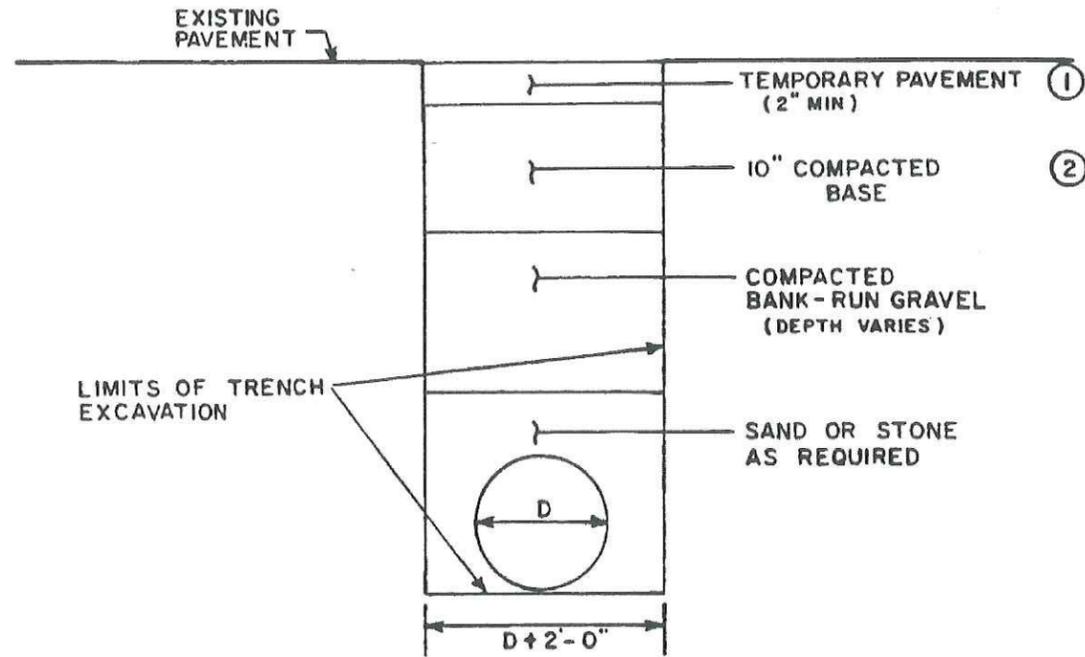
PAID FEE OF \$50.00

CHECK & NO.

CASH

TOWN OF ENFIELD TEMPORARY PATCH TREATMENT

Page 20.



NOTES:

(1) Pavement:

Temporary hot mix, class II, bituminous concrete pavement shall be placed with a minimum 2" thickness within 24 hours of excavation. No trench will be allowed to be opened on a Friday unless it is paved by the end of the work day. A three month waiting period will be required (see schedule of Permanent Patching) or as directed by the Engineer, after which time a permanent patch will be required (see Permanent Patch Treatment Detail).

(2) Base:

A minimum ten (10") inches of processed stone base will be required, compacted in two lifts. More base material may be required if the existing pavement is deeper than four (4") inches.

SCHEDULE OF PERMANENT PATCHING

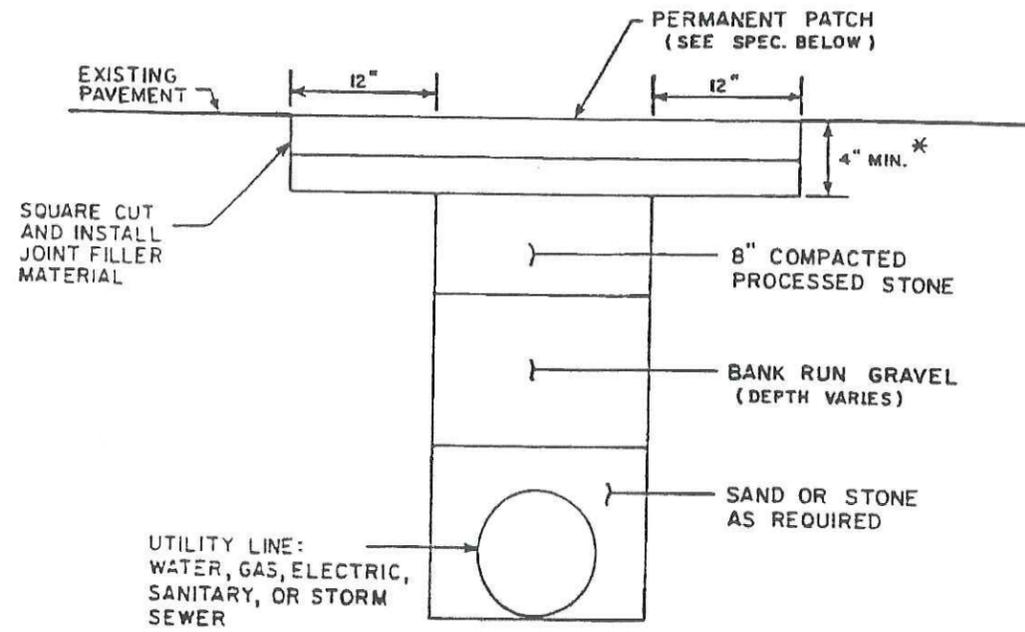
<u>Permit Issued From</u>	<u>Permanent Patched By</u>
April 1 to April 30	August 1
May 1 to May 31	September 1
June 1 to June 30	October 1
July 1 to July 31	November 1
August 1 to September 15	November 15
*September 16 to January 31	May 15, following year
February 1 to February 28	May 15
March 1 to March 31	June 1

*All permits issued for street excavations after November 1st and before April 15th will be for EMERGENCY CUTS ONLY.

ALL EXCAVATIONS WILL BE PAVED BY NOVEMBER 15TH.

TOWN OF ENFIELD PERMANENT PATCH TREATMENT

Page 22.



PERMANENT PATCH:

Temporary patch shall be removed, existing pavement cut back 12" minimum (or as directed) from the trench to make a neat clean square joint and overlap original subgrade.

A minimum uniform 4" depth shall be excavated, care must be taken to remove all large stones and unsuitable material, and the area shall then be thoroughly compacted. A hot poured rubber compound joint sealer shall be applied to the cleaned squared edges. A hot bituminous concrete mix (class II D.O.T. spec.) shall be applied in two 2" rolled lifts. A 1 1/2 - 2 ton (minimum) roller is required for each lift. The final lift shall be even with existing pavement and cross-rolled in addition to the normal rolling after final roll. Joint sealer should be applied along the joint and edges to close any remaining voids and seal edges. A stone dust shall be applied prior to opening to traffic.

Note: 4" is the minimum pavement depth for permanent patch. If the existing pavement depth is thicker (i.e. 9"), then the permanent patch pavement depth required is also 9".

TOWN OF ENFIELD

BUILDING PERMIT, PLOT PLAN & PERMIT COMPLIANCE CHECKLIST

Building Permit Application # _____

Applicant _____

Address _____

Date of Application _____

ENGINEERING DEPARTMENT REVIEW

A. Plot Plan Compliance Review

Reviewer _____

	Yes	No	N/A	COMMENTS
Title Block				
Date				
North Arrow				
Scale				
Property Lines, Dist. & Bros.				
Map Reference				
Lot Number				
Building Line with Dimensions				
Adjacent Streets & Names				
Lot Area				
Property Line Offsets				
Abutting Property Owner				
Building Location & Dimensions				
Existing 1 foot Contours				
Bench Mark				
Proposed Grading - 1 foot Contours				
First Floor Elevation				
Basement Elevation				
Garage Floor Elevation				
Sidewalks				
8" Reinforced Sidewalk at Drive				
Driveway Grades				
Driveway Dimensions				
Limits of Pavement				
Sanitary Sewer Tie-In				
Assessor's Map & Lot No.				
Professional Engineering Seal				
Property Pins				
Land Surveyor's Seal				
Certification Class A-2				
Inland Wetland Delineation				
Watercourse Location				
100 Year Flood Plain				
Zone				
Septic System				
Well Location				
Water Service				
Erosion & Sedimentation Control Measures				
Easements Shown and Recorded				
Paved Driveway Aprons				
Steps/Decks				
Footing Drains/Check Valve				

B. Plot Plan Adequacy Review

	Adequate	Inadequate	COMMENTS
Sight Line			
Erosion & Sedimentation Controls			
Site Drainage			
Site Grading			
Approved Building Lot			

	Yes	No	N/A	COMMENTS
Utility Cut Permit				
DOT Permit (Improvements in State ROW)				
Water Company Permit				
STC Certificate of Operation (14-311 C.G.S.)				

D. OTHER

Sanitary Sewer Acceptance.....

Sewer Fee Due

E & S Measures Installed.....

E & S Bond Submitted

CERTIFICATE OF ZONING COMPLIANCE REVIEW - Planning/Zoning Enforcement Officer

Reviewer _____

	Yes	No	N/A	COMMENTS
A. Site Plan Approval Compliance				
B. Special Use Permit Compliance				
C. Special Use Permit				
D. Subdivision Approval				
E. Developer's Agreement Signed				
F. Signed Plans on File				
G. Bonding Submitted				
H. Easements/Deeds Submitted				
I. Plot Plan Compliance				
1. Zone				
2. Yards				
3. Coverage				
J. Aquifer Protection Approval				
K. Flood Hazard Area Approval				
L. Conservation Zone Approval				
M. Sign Permit Approval				

WETLAND COMPLIANCE REVIEW - Planning Department

Reviewer _____

	Yes	No	N/A	COMMENTS
Wetland Permit Required				
Wetland Delineation/Certification				
Wetland Approval Compliance				
Signed Plans on File				
Bonding Submitted				
Conservation - Easements Submitted				
Field Inspection				

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2-58
3-58
4-58
5-58
6-58
7-58
8-58
9-58
10-58
11-58
12-58

MANHOLE, FRAME & COVER



ALL DIMENSIONS SUBJECT TO MANUFACTURER'S VARIATIONS
APPROXIMATE WEIGHT OF COVER 312 LB.
APPROXIMATE WEIGHT OF FRAME 227 LB.
CAST STEEL

3/4" FRAME DIAMETER OF 3-1/2" x 3-1/2" x 1/2" FRAME
PRECAST CORE IS LESS THAN 3/8" ALL OTHERS
MUST BE USED WHEN THE TOP DIAMETER OF THE
FRAME DIMENSIONS ARE TO REMAIN THE SAME

WALLS SHALL BE BUILT OF
CLASS "A" CONCRETE AT THE
MASONRY CONCRETE UNITS OR
OPTION OF THE CONTRACTOR.
MASONRY CONCRETE UNITS
TO BE Laid IN GENERAL SAID MORTAR
1/2" MIX JOINTS TO BE NOT OVER 1/2"
ON INSIDE FACE
NOTE:
CHANNELS MAY BE SHAVED IN CONCRETE
BASE OF MANHOLE OR TOP OF BRICK
OR MASONRY

WHEN THIS DIMENSION
EXCEEDS 10 FT. MANHOLE
WILL BE CLASSIFIED AS
DEEP.

