

SECTION 6

SPECIFICATIONS FOR PRELIMINARY LAYOUTS, FINAL

SUBDIVISION PLANS AND AS-BUILT PLANS

6A. PRESENTATIONS. All maps, plans, documents, and applications required by these regulations shall be mailed or presented to the Chairman or the Secretary of the Commission. It is recommended that these be presented at least fourteen (14) days prior to a regular meeting of the Commission, but shall not be considered received until the first subsequent regular or special meeting held in accordance with the By-laws of the Commission.

6B. PRELIMINARY LAYOUTS. Preliminary layouts submitted to the Commission shall be drawn on sheets not to exceed 24" x 36" at a preferable scale of one inch equals 40 feet, but in any event not smaller than one inch equals 100 feet, and shall show the following information:

6B.1. Proposed subdivision name or identifying title.

6B.2. The name and address of the owner of land to be subdivided, the name and address of the subdivider, if other than the owner.

6B.3. The date, approximate true north point, and graphic and written scales.

6B.4. The approximate location and dimensions of all existing and proposed street and lot lines in the entire area proposed to be subdivided.

6B.5. The approximate location of the area to be subdivided in relation to the entire tract of land held by the subdividing owner.

6B.6. The names of owners of record of all abutting property and developments.

6B.7. The intended purpose and approximate locations, dimensions, and areas of all existing and proposed right-of-way, easements, reservations, and open space areas dedicated to or offered for public use or otherwise set aside, both within and adjoining the subdivision. The location of existing and proposed water bodies, watercourses, swamps, marshes, and wetlands with the direction of flow and water surface levels, as well as other significant physical features such as wooded areas and rock outcrops.

6C. FINAL SUBDIVISION PLAN. Final subdivision plans submitted to the Commission for approval and recording shall be certified that the accuracy of the information on these maps meets the standards for a Class A-2 Survey as defined by the code of Practice for Standards of Accuracy of Surveys and Maps, adopted on December 10, 1975, as amended, by the Conn. Association of Land Surveyors, Inc., shall be signed by a Registered Land Surveyor licensed in the State of Connecticut, and shall be clearly and legibly drawn on translucent cloth or polyester film with black waterproof ink. The Plan shall preferably be drawn at the scale of one inch equals 100 feet on sheets 24" x 36"; 18" x 24" or 12" x 18"; and, when more than one sheet is required, an index sheet of the same size, showing the entire subdivision, shall be submitted with the Plan. A 24" x 36", 18" x 24", or 12" x 18" translucent cloth or polyester film final subdivision plan map shall be provided for recording with the Town Clerk. The Final Subdivision Plan Shall include the following:

6C.1. Proposed subdivision name or identifying title, which shall not duplicate or too closely approximate that of any other development in the Town.

6C.2. The name and address of the owner of the land to be subdivided, the name and address of the subdivider, if other than the owner, and the name and seal or certification of the Registered Land Surveyor and/or professional engineer licensed in the State of Connecticut.

6C.3. The date, approximate true north point, graphic and written scales' Town and State.

6C.4. A boundary survey of the applicant's property to be subdivided showing the location and dimensions of all existing and proposed street and lot lines.

6C.5. Initial, intermediate, and ultimate development stages or sections where the applicant wishes to develop the proposed subdivision in stages.

6C.6. The location and names of owners of record of all abutting property and developments.

6C.7. The specific purpose and accurate location, dimensions, and areas in square feet of existing and proposed rights-of-way, easements, reservations, and open space area dedicated to or offered for public use or otherwise reserved for the common use of the lot owners of the subdivision, both within and adjoining the subdivision.

6C.8. The locations, numbers, dimensions, and areas in square feet of all existing and proposed lots, and the total acreage of land included in the subdivision. All lots shall

be numbered in accordance with a scheme approved by the Town Assessor.

6C.9. All existing and proposed building setback lines and/or other building restriction lines.

6C.10. The names, locations and widths of all existing and proposed street rights-of-way and pavement in and within 200 feet of the subdivision.

6C.11. The locations of all existing and proposed monuments and the Town Line, where applicable.

6C.12. A location map, at a scale of one inch equals 400 feet or 800 feet, showing the location of the subdivision with respect to surrounding property, all Zoning Districts, and streets within 1,000 feet of the applicant's property and the proposed street tie-in to any existing street intersection.

6C.13. The length and bearing or angle of all straight lines and the radius, arc length, central angle, and tangent distance of all curves. All dimensions shall be shown in feet and decimals of a foot.

6C.14. Sufficient data to enable any surveyor or engineer to determine readily the location of every street line, lot line, boundary line, and to reproduce such lines upon the ground. This data shall be made by a Registered Land Surveyor in the State of Connecticut and shall be tied in, where possible, with reference points, previously established by a public authority or by a Registered Land Surveyor or Professional Engineer.

6C.15. The location of existing and proposed waterbodies, watercourses, swamps, marshes, and wetlands as defined by Inland Wetlands and Water Courses Commission, with the direction of flow and water surface elevations, as well as other significant physical features such as wooded areas and rock outcrops.

6C.16. Base Flood Elevation Data.

6C.17. The accurate locations and dimensions of existing and proposed flood protection and erosion and sedimentation control plans.

6C.18. The location and dimensions of all existing and proposed buildings and structures, including signs, fences, and walls. Any buildings or structures to be removed, demolished, relocated, or retained shall be identified.

6C.19. Existing contour lines at intervals of five feet or less, references to U.S.G.S. datum. The Commission may require contour lines at a lesser interval and the interpolations between contours from U.S.G.S. maps shall not be acceptable. The Commission may require accurate elevations based on actual field or aerial surveys of the subdivision, or portion thereof. Additional elevations and/or elevations at lesser intervals may be required, as deemed necessary or appropriate by the Commission. At a minimum contour lines shall be based upon topographic data obtained from the Town Base Maps.

6C.20. The accurate location and depth of all percolation, seepage, soil, water or other similar test holes, pits, borings, or wells for each lot. The results of all tests shall be indicated and approved by the appropriate local, state, or federal official.

6C.21. The Final Subdivision Plan accompanied by complete plan-profiles for all proposed streets, utilities, special structures, and other improvements to be dedicated to the Town or as otherwise required by the Commission. Such plan-profiles shall be certified by a Registered Professional Engineer licensed in the State of Connecticut and shall be drawn at a scale of one inch equals 4 feet horizontal and one inch equals 40 feet vertical on 24" x 36" plan-profile sheets. Each plan-profile drawing shall show at least the following information:

6C.22. (A) The location and dimensions of existing and proposed street rights-of-way, street pavement, curbs, sidewalks, culverts, catchbasins, manholes, utility easements, utility lines, special structures, and other improvements.

6C.22. (B) Profiles and cross sections, existing ground surface on the center line and the proposed center line grade at stations called for in 6C 22F as well as existing elevations.

6C.22. (C) Typical cross-sections of each street and bridge indicating location, dimensions of sidewalk, curb, and pavement improvements.

6C.22. (D) Profiles and cross-sections of existing and proposed storm drainage, sanitary sewage, water supply, and other utility systems and facilities, where appropriate, showing locations, grades, size, invert elevations, and proposed connections to existing facilities.

6C.22. (E) Profiles, cross-sections and drawings of any

special structures and other installations.

6C.22. (F) Stations at grade changes, centerline intersections, and at 100 foot intervals.

6C.22. (G) Percent grade and elevations where there is a change in grade.

6C.22. (H) Elevations based on actual field or aerial surveys and shall be referenced to U.S.G.S. datum.

6C.22. (I) The locations of all bench marks shown by proper notations.

6C.22. (J) Sufficient computations to permit the Town Engineer to check utility design, particularly drainage facilities.

6D. PRIOR APPROVALS. In the case of any use, improvement, system, facility, or other item requiring approval of any Department of the Federal, State, or Town Government, the approval of such Department shall be submitted by the applicant.

6E. OFFERS OF DEDICATION. The applicant shall tender official offers of dedication, in a written form satisfactory to the Town Attorney and Commission for all land including rights-of-way, easements, open space areas and other proposed public uses which are not otherwise specifically reserved and retained under restrictive covenants by the subdivider.

6F. RESERVATIONS. The applicant shall submit to the Planning Commission written copies of all agreements, restrictive covenants or other legal documents governing the use, reservation, ownership, and/or maintenance of all land including rights-of-way, easements, open space areas.

6G. IMPACT REPORT. The Planning Commission may require the applicant to prepare and submit appropriate statements with regard to compliance with policies outlined in Section 2 and shall prescribe the conditions of such study.

6H. OTHER INFORMATION. The Planning Commission may require any other information deemed necessary to determine conformity of the proposed Final Subdivision Plan with the intent and provisions of these regulations.

6I. "AS-BUILT" PLANS. Prior to the release of any performance bond, the applicant shall submit the "as-built" plans and documents to the Planning Commission covering streets, storm drainage, and sanitary sewer systems. All required "as built" plans or maps shall be clearly and legibly drawn on transparent linen tracing cloth or mylar with black waterproof ink. Such

a registered land surveyor or professional engineer, as appropriate. All easements, road rights-of-way, or open space deeded to the Town shall have a written description prepared on survey data.

6J. CONSTRUCTION CERTIFICATIONS. The applicant shall submit a statement for monument and lot marker locations, signed and sealed by a Registered Land Surveyor or Professional Engineer licensed in the State of Connecticut, certifying that the location of monuments and lot markers accurately conform to the Final Subdivision Plan.

6K. VARIANCES. The Commission, by a three-quarters vote of all of its Members, may vary any requirement or standard contained in these Regulations provided that such waiver does not conflict with the general purpose and intent of these Regulations and such action is deemed essential because of special circumstances or other unusual topographic conditions. Special circumstances which would warrant a waiver of these Regulations might include topography that would require excessive cuts and/or fills, construction that would cause exceptional maintenance problems or a situation where conformance to a design requirement would be detrimental to the overall design of the subdivision. To secure such variance, the applicant shall submit a written request to the Commission detailing the reasons for the waiver.