

**SECTION TEN – FINAL ACCEPTANCE PROCEDURE FOR
PUBLIC IMPROVEMENTS**¹

10.01 The developer shall request in writing that the Town accept the streets and other public improvements constructed in the subdivision. The Town Engineer shall recommend acceptance to the Commission only after confirmation of the submission of all of the following:

- (a) A field inspection to verify that all public improvements have been completed in accordance with the Public Improvement Standards and the approved subdivision plans.
- (b) Warranty deeds for land constituting public rights-of-way and all other required conveyances to the Town.
- (c) Utility easements in favor of the Town of Southington.
- (d) Drainage rights in favor of the Town of Southington.
- (e) A title policy or attorney's certificate evidencing clear title in the grantor(s) of all deeds and easements. All outstanding interests in third parties must be released or subordinated to the interest or estate which is to be conveyed to the Town. Releases or subordinations shall also be submitted.
- (f) Two sets² of "as built" plans on original or fixed line Mylar certified as to accuracy by a licensed land surveyor. An electronic copy of the as built plans shall also be submitted in conformance with the Public Improvement Standards.

These plans shall include a plot plan, a grading plan and an engineering profile plan, as described in Section 5. The grading plan shall show locations of all water main gates, corporations, curb stops, If sanitary sewers are constructed, the as-builts will show the invert elevations of all manholes, the as-built grades, the wyes, chimneys or laterals, ties to clean outs if installed and any other pertinent information required by the Town Engineer. The locations shall be fixed with a minimum of three dimensions to the nearest 0.1 feet.

For sewer laterals one dimension shall be from the nearest sanitary sewer manhole and for water corporations one measurement shall

¹ New, SA #19, effective 9/8/07

² Revised, SA #26, effective 10/22/16

be from the water-main gate. Whenever possible range and offset distances from house foundations shall be shown.

- (g) Certification from the Water Department that all water facilities have been constructed in accordance with the applicable standards.
- (h) The final profile as constructed;
- (i) The exact location of all drainage facilities with the elevations of existing inverts and top of frames;
- (j) Location of all monuments as installed;
- (k) A letter from the land surveyor certifying that all public improvements are within the appropriate right-of-ways and that all pins and monuments have been set as shown on the approved plans.
- (l) Reimbursement for energy costs for all street lights.

10.02

Upon completion of public improvements as detailed in Section 10.01, the developer will be notified that the public improvements will be eligible no earlier than 12 months. The developer has the option of requesting earlier acceptance which the Town will consider if the developer requests the Commission accept a bond valued at 10% of said improvements for a 12 month term to safeguard the Town against faulty construction.¹

¹ revised, SA #24, effective 11.19.11