

RULES AND REGULATIONS

CONTROLLING

SUBDIVISION OF LAND

OF THE

**TOWN OF SOUTHTON,
CONNECTICUT**

**Effective Date: December 4, 1956
As amended through August 1, 2019**

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SECTION ONE

1-01 PREAMBLE

Pursuant to the authority conferred by Chapter 45 of the 1949 revision of the General Statutes of the State of Connecticut as amended, the Town of Southington Planning and Zoning Commission adopts the following rules and regulations controlling the subdivision of land in order to secure a healthy growth of the town, safeguard the welfare of its population, that proper provision shall be made for water, drainage and sewerage, protective flood control measures, that the proposed streets are in harmony with existing or proposed thoroughfares and so arranged and of such width as to provide an adequate and convenient system for present and prospective traffic needs, that proper provision be made for pedestrian circulation and sidewalks which provide safety, opportunities for exercise and access by handicapped persons, that proper provision also be made for sedimentation control, to encourage energy efficient patterns of development, the use of solar and other renewable forms of energy and energy conservation, and the manner in which streets shall be graded and improved and public utilities and services shall be provided.

1-02 AMENDMENTS AND CHANGES

The Commission may from time to time, amend, supplement, change, modify or repeal any of the regulations set forth herein when, in the opinion of the Commission, serves the purposes of the Regulations as set forth in Sec. 1-01 herein. No such action shall affect any subdivision previously approved by the Commission. Public hearings will be held as required by Connecticut General Statutes.

1-03 VALIDITY - SEPARABILITY

If any section, paragraph, clause or provision of these regulations shall be declared invalid, such invalidity shall apply only to the section, paragraph, clause or provision so invalidated and the remainder of these regulations shall be deemed valid and effective.

1-04 REPEAL OF ALL FORMER SUBDIVISION REGULATIONS

The regulations and procedures previously in use are hereby repealed.

1-05 EFFECTIVE DATE

The effective date of these regulations shall be the 4th day of December, 1956 and as amended, after which date building permits shall be issued only for lots existing prior to the adoption of the regulations or created in accordance with these regulations. All plans for the subdivision or resubdivision of land must be submitted to the Commission for approval. In addition, any person, firm or corporation making any subdivision of land without the approval of the Commission shall be fined per State Statute requirements.

SECTION TWO- DEFINITIONS

For the purpose of these Regulations, certain words and terms used herein shall have the meanings as listed below. Questions as to the precise meaning of other words and terms shall be determined by the Planning and Zoning Commission with reference to the Connecticut General Statutes and the Zoning Regulations of the Town of Southington where possible.

- 2-01** Accelerated Erosion - Any increase over the rate of natural erosion as a result of earth disturbing activities.

- 2-02** Administrative Order or Specification - Any order, ordinance, regulation or specification issued by any administrative body of the Town, legally enacted according to the General Statutes of the State of Connecticut and approved by the Commission and/or the Town Council.

- 2-03** Allocation - The space, either owned or under paid-up long term lease, which is to be considered a portion of a unit of land (lot, plot) on which a building determining the use thereof exists or is intended to be erected, altered, reconstructed and/or enlarged.

- 2-04** Brook Protection - A strip of land following any stream, brook, or surface water area which is to be left in its natural state or to be subject to a change of slope or bank adjustment, according to conditions set by specification, for the purpose of securing the uninfringed rights of the neighboring properties.

- 2-05** Commission - The Planning and Zoning Commission of the Town in its Planning function.

- 2-06** Difficult Drainage Condition - Poorly or very poorly drained soils, as published in the Soil Conservation Service's "Soil Survey, Hartford County, Connecticut, Series 1958, No. 14, February, 1962", and/or any present or future condition which may present problems for adequate stormwater management including but not limited to topography, the existing storm sewer system or lack thereof, existing watercourses or lack thereof, and procurement of drainage easements.

- 2-07** Earth-Disturbing Activities - Any use of the land that results in a change in the natural cover or topography and that may cause or contribute to accelerated erosion and sedimentation.

- 2-08** Enforcement Officer - For the purposes of these regulations shall be that person appointed by the Planning and Zoning Commission.

- 2-09** Erosion - The wearing away of land surface by the action of wind, water, gravity, or any combination thereof. (See Section 2-26 for definitions relating to E&S Controls).

- 2-10** Erosion Protection Area - A strip of land following any ridge or gully subject to erosion which is to be left in its natural state or to be subject to the conditions set by the appropriate specification and/or administrative order for the purpose of securing the uninfringed use of the neighboring properties, developed or undeveloped, in the same ownership or in different ownership. Being located in such an area does not mean to constitute an unbuildability as such provided the conditions of improvement of the appropriate specifications are met.
- 2-11** Excavation For Commercial Purposes - An excavation of stone, gravel, sand, other fill material, the stripping of topsoil, excavating of peat moss and any removal of earth, if the material is to be used for commercial purposes even if it consists only of digging, grading, and hauling and/or processing, mixing, drying, forming, in short, manufacturing of the material on the premises.
- 2-12** Final Plan - The plans approved by the Commission as provided by these regulations and filed in the appropriate Town offices.
- 2-13** Grading Of Lots On Existing Highways:
- 2-13.1** Unless waived by the Planning and Zoning Commission, grading to existing highways shall conform to the approved Typical Section, Town of Southington, dated (12/4/90). (See Appendix A)
- 2-13.2** Where a watercourse or drainage ditch exists along the existing pavement, said watercourse or ditch shall not be obstructed, unless an acceptable pipe is provided.
- 2-14** Lot, Plot, Parcel - A plot or parcel of land occupied or capable of being occupied by one principal building determining the land use form and the accessory buildings, structures or uses customarily incidental to it, including such open spaces as are required by the Zoning Regulations. A piece of land salable as a unit. In the case of public, institutional, commercial, or industrial lots, a group of buildings under the same ownership may be considered as occupying one and the same lot.
- 2-15** Official Map - The street map, the zoning map, and the subdivision maps with all the accompanying charts and descriptive matter.
- 2-16** Resubdivision - A change in a map of an approved and/or recorded subdivision or resubdivision, if such change:
- 2-16.1** Affects any street layout shown on such map; or
- 2-16.2** Affects any area reserved thereon for public use; or
- 2-16.3** Diminishes the size of any lot shown thereon, if any of the lots have been conveyed after the approval of recording of such map.

- 2-17** Revision of Subdivision - A minor change in size of lot or property lines inside a subdivision provided no street entrance or future public property is changed and no affected part of the land has been sold.
- 2-18** Safety Belt - A strip of land between two land uses required to protect both from encroachment and infringement of values or rights. The extent and conditions of all safety belts are subject to the respective specifications.
- 2-19** Screen - A strip of planting to set apart two different land uses which adjoin each other and where protection from encroachment is not necessary. The extent of all screens is subject to the respective specifications.
- 2-20** Sedimentation - The process of transporting sediment from its site of origin and/or forming silt due to earth disturbing activities.
- 2-21** Steep Sloping Topography - A difference in elevation (slope) of 15% or more in any direction on the lot. This condition does not create an unbuildable area as such, provided that the requirements of the appropriate specification are met.
- 2-22** Street - Any right-of-way used as public thoroughfare, including besides others, dead-end streets, collector streets, state highways in urban areas, residential streets, feeder streets, roads, drives, lanes, avenues, places, boulevards, dedicated and accepted for public travel and any right-of-way recorded in the Office of the Town Clerk if constructed and accepted before the passage of these Regulations. Streets shall be classified by the Commission according to the following use categories (in ascending intensity of use):
- 2-22.1** Cul-de-sac or Dead-End Street - A street having only one intersection with another street and having a turn-around of a radius according to the appropriate design standards, establishing the possibility of an uninterrupted flow of traffic. (See Appendix B)
- 2-22.2** Residential Street - Streets that are to be used only for limited residential traffic and will remain limited in use and possess no possibility of becoming feeder or collector streets.
- 2-22.3** Feeder Street - A street collecting the traffic from dead-end and residential streets apportioned to it and intersecting on both ends with collectors streets, providing movement of traffic within the Town. All streets in industrial and business zones are to be considered feeder streets.
- 2-22.4** Collector Streets - Streets which offer access to property and provide movement of traffic between communities. They may or may not connect to a major highway or a state-numbered highway.

- 2-23** Subdivision - The division of a lot, tract, or parcel of land into three or more plots, lots, or sites for the purpose, whether immediate or future, of sale or building development. Subdivision shall include resubdivision.
- 2-24** When any owner or agent of the owner of any land located within the Town of Southington shall, subsequent to the approval of these regulations, transfer or sell or agree to sell or negotiate from the same parcel or tract of land three or more lots, or to build three or more homes, or any combination thereof over any period of time so that it is evident to the Commission that, in effect, a subdivision is being created, the Commission shall treat such a development as a subdivision subject to these regulations. Unless such subdivision shall then be made to comply with these regulations, the subdivider shall be liable to the penalties provided in Section 1-05 hereof.
- 2-25** Subdivision Map - The adopted map of conditionally developable portions of the Town with the classification of their geophysical conditions for each part or section according to all available geological, hydrological, topographical data.
- 2-26** Unbuildable Area - Land which, in its present state, is to a certain degree uninhabitable by virtue of conditions which, if the property were developed without corrective measures, would endanger the health, safety or welfare of abutting or adjoining properties or those living on the land.
- 2-26.1** Certification - A signed, written approval by the Planning and Zoning Commission, or its designated agent that a soil erosion and sediment control plan complies with the applicable requirements of these regulations.
- 2-26.2** Development - Any construction or grading activities to improved or unimproved real estate.
- 2-26.3** Disturbed Area - An area where the ground cover is destroyed or removed, leaving the land subject to accelerated erosion.
- 2-26.4** Grading - Any excavating, grubbing, filling (including hydraulic fill) or stockpiling of earth materials or any combination thereof, including the land in its excavated or filled condition.
- 2-26.5** Inspection - The periodic review of sediment and erosion control measures shown on the certified plan.
- 2-26.6** Soil Erosion and Sedimentation Control Plan - A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

SECTION THREE - GENERAL PROVISIONS

3-01 FAMILIARIZATION OF LOCAL RULES AND REGULATIONS

Before preparing a preliminary plan, the subdivider shall familiarize himself with the provisions of these regulations, the Zoning Regulations and map, the specifications and/or the administrative orders setting forth requirements of street layout and construction, and for improvement of adverse geophysical conditions, and the official street map for the area in which the proposed subdivision is located.

3-02 STREET RIGHTS-OF-WAY

Street rights-of-way, street grades, cross sections and improvements shall be in accordance with the street specifications of the Town of Southington and the standard design layouts per Section Four¹ herein.

3-03 PERMANENT CUL DE SACS - MAXIMUM LENGTH

Dead-end or cul-de-sac streets shall not, in general, exceed six hundred (600) feet in length in the R-12 or R-20/25 zone or one thousand (1000) feet in the R-40 or R-80 zones, and shall be constructed in accordance with the appropriate street specifications and/or administrative order and the standard design layout. The Commission may, by simple majority vote, require the establishment of a permanent cul-de-sac street where the future extension of such roadway to adjoining property is not feasible or impractical due to severe topography, wetlands, floodplain or public open space holdings.

3-04 TEMPORARY CUL DE SAC

If adjacent property is undeveloped and future continuation of the proposed street is necessary for convenient movement of traffic representing the best overall traffic pattern, the cul-de-sac shall extend to the abutting property lines. Reserved strips of land shall not be left between the end of a proposed street and an adjacent piece of property.

3-05 LOT SIZES AND GEOGRAPHY²

3-05.1 The area, shape and frontage of proposed lots shall conform to the Zoning Regulations of the Town of Southington, and the dimensions, shape, orientation and ground conditions of each lot or parcel shall be conducive to its maximum usefulness.³

3-05.2 Land of such geophysical nature that, in its present state, cannot be safely used for building purposes because of exceptional danger to the health, peril from fire or flood, or other conditions

¹ Revised, SA #19, effective 9/8/07

² Revised, SA #19, effective 9/8/07

³ Revised, SA #19, effective 9/8/07

such as brook protection requirements, difficult drainage, inaccessibility, floodplain lands, erosion protection requirements, steep sloping topography or inland wetlands, or high groundwater level shall not be approved for residential subdivision, or for such other uses as may increase danger to health, life or property or aggravate the flood hazard unless the Commission is satisfied that the proposed engineering for treatment of the site will eliminate such hazards.¹

- 3-05.3 The Commission may impose reasonable and necessary conditions in connection with the approval of subdivision plans to protect public health, safety and general welfare and protect property from threat of flooding.²
- 3-05.4 Where it is necessary to drain a public highway across lands included in the subdivision, the plans shall provide an easement and unrestricted right for the discharge of water in favor of the Town of Southington. The location of such easements shall be satisfactory to the Commission and town staff.
- 3-05.5 Where it is necessary to place public utility lines across the lands comprising the subdivision, or on lands not contained in the subdivision, the developer shall provide easements in favor of the Town of Southington on said lands.
- 3-05.6 Where it is necessary to discharge water from a public right of way across private lands not included in the subdivision, the developer shall obtain from the owners of said private lands an agreement which grants to the Town of Southington an unrestricted right to permanently discharge water across said lands, and shall submit copies of said agreements at the time of application for subdivision plan approval.
- 3-05.7 All utility easements shall be not less than twenty (20) feet wide for a single utility and not less than 30 feet wide for up to two co-existing utilities, and shall be marked with an iron or steel stake in the same manner as property lines.

3-06 PRIVATE WATER AND SEPTIC SYSTEMS³

In any application for subdivision where both public water supply and public sewage system are not available, a potable, adequate, and dependable water supply shall be provided for every lot. Applicant shall be required to install a private potable water supply well in accordance with all Connecticut statutory and regulatory requirements and obtain approval of the well for quality and quantity from the Town Health Director or his designee for each proposed lot prior to the Zoning Enforcement Officer issuing a zoning permit under the building permit application process.⁴

3-07 ON-SITE SEPTIC SYSTEM

Any subdivision of land for which public sewage system is not available shall be subject to the following requirements for soil investigation:

¹ Revised, SA #19, effective 9/8/07

² 3-05.3 – 3.05.7--New, SA #19, effective 9/8/07

³ Revised, SA #27, effective 8/1/19

⁴ New, SA #17, effective 4/26/07

- 3-07.1** In reviewing subdivision plans, two percolation test holes per lot (one in primary and one in reserve area) shall be required and shall be taken at or below the probable level of the proposed disposal system. The results of such tests will be listed in tabular form by lots and made part of the final plot plan.¹
- 3-07.2** In investigating soil conditions, observation pits shall be required for each lot to check for groundwater, ledge rock, or available good seepage soil below normal depths. The number of observation pits shall be sufficient to prove septic system feasibility. Additional observation pits shall be necessary to comply with the technical standards of the Public Health Code.²
- 3-07.3** All seepage test data shall be certified by a licensed engineer. Said data shall contain a statement by the Engineer that, in his professional opinion, the area is suitable for the installation of individual sanitary systems of the general type and size described in the report. Any special condition shall be included. In addition, the location of all percolation and deep test holes shall be accurately shown on the Subdivision Plan, staked in the field, and shall be located at the proposed area of the primary system.
- 3-07.4** Soils must have an acceptable percolation rate without interference from groundwater, hardpan, bedrock or other impervious strata below the level of the absorption system. The technical standards for determining acceptance will be the Public Health Code of the State of Connecticut as amended. Unless these conditions are satisfied, the area is unsuitable for subsurface sewage disposal systems in a subdivision and shall not be acceptable as a building lot.

3-08 HIGH TENSION POWER LINES/HIGH PRESSURE PIPELINES

Where there exists any surface or underground utility, such as high pressure pipelines, power lines or main lines for water and sewage, the plot plan shall indicate by center line and all other data available from the utility company the exact location of such facilities and the area of the easement or right-of-way.

To lessen the hazard of such pipe or power lines, the subdivider shall comply with the conditions and requirements of the respective charters, ordinances, and/or specifications of the public or private utility owning the particular rights-of-way. Such subdivisions shall also meet the following special conditions.

- 3-08.1** Streets passing directly beneath high tension power lines or across easements shall run, as nearly as possible, at right angles to the power lines and in no case shall make an angle of less than 60 degrees with the power line easement.
- 3-08.2** Subdivisions shall be designed so as to best minimize the encroachment of an

¹ revised, SA #19, effective 9/8/07

² revised, SA #19, effective 9/8/07

easement on the lots within the subdivisions.

- 3-08.3** Septic disposal fields, septic tanks and all appurtenances shall be on the same side of the easement as the building they will serve, unless waived by the Commission.

3-09 APPLICABILITY TO THE ZONING REGULATIONS

- 3-09.1** The regulations and rules controlling the subdivision of land are to include not only the dividing-up of presently recorded units of land for the purpose of residential use, but also for the use of business, industrial, and all special permit and special exception uses as listed in the Zoning Regulations of the Town of Southington as amended.
- 3-09.2** The requirements indicating the density of families per allotted acre of land set forth in the Zoning Regulations and Zoning Map shall govern as the major requirements for the different residential sections to be developed under these regulations.

3-10 SUBDIVISIONS OF INDUSTRIALLY ZONED LAND

Subdivisions for industrial use of land shall be subject to the particular zoning requirements and the appropriate specifications covering industrial activities.

- 3-10.1** Applications for an industrial park subdivision shall include besides the requirements set forth in the Zoning Regulations the following:
- 3-10.1a** The whole industrial park district shall be surrounded by a safety belt, landscaped according to the appropriate specifications of the minimum width of fifty (50) feet disregarding the necessities for a particular kind or type of industrial activity, unless waived by the Commission.
- 3-01.1b** Industrial parks shall be erected only where adequate water supply for the necessary distribution of fire fighting facilities, such as hydrants, reservoirs, etc. are economically feasible.

3-11 SUBDIVISION LOTS ON EXISTING STREETS

- 3-11.1** Where no street lines have been established on an existing street, front property lines for subdivision lots shall not be closer than 25 feet from the center of the road or 50 feet from and parallel to an established street line on the opposite side of the street. The title to all land between the center of the road and the front property lines of the subdivision lots shall be dedicated to the Town of Southington in accordance with the legal requirements for such a procedure.
- 3-11.2** Where the Commission finds that an existing Town street abutting or giving access to the subdivision has a travelway that is insufficient in width, grade, alignment, surface and/or drainage to provide adequate access for the traffic to be generated by the

subdivision without undue hazards to vehicles and pedestrians, the plans for the subdivision shall include the necessary improvements as set forth by the Commission. The above conditions and necessary improvements shall pertain to that portion of the existing street abutting the subdivision only, or may extend said improvements to the entire existing street from the subdivision to a suitable Town street or State Highway as deemed necessary by the Commission.

3-11.3 Where the grade of the existing or proposed road will be materially higher or lower than the proposed lots fronting on it, the Commission may for reason of providing adequate sight distance on driveways, alleviating excessive or hazardous slope, or excessive run-off, require any lot or any part of such lot to be regraded as necessary to be in harmony with the road grade and/or provide slope rights in favor of the Town of Southington.¹

3-11.4 In any case where the finished grading of a lot fronting on an existing street will cause drainage problems in that street, the developer shall, at his expense, install drains in the street or make such other provision as may be necessary to correct the condition.

3-12 FRONTAGE ON IMPROVED STREETS

The area to be subdivided shall have sufficient frontage on an existing publicly traveled Town or State highway as required by the Zoning Regulations. If such existing publicly traveled highways have not been improved to the standards and specifications which are a part of these regulations, the Commission may require the developer to make certain improvements where necessary for drainage, safety, traffic or other reasons and shall grant to the Town permanent slope rights as deemed proper by the Commission.

3-13 ACCESS TO LOTS AND ADJOINING LAND

Land shall not be subdivided in such a manner as to prejudice the possibility of further subdivision of land or of the convenient subdivision of adjoining lands. The Commission shall require, at places where it deems it appropriate, that provision be made in the street layout of the Subdivision Plan for the reservation of easements for future street connections with future streets in adjoining properties. All streets which may be extended shall be designed, graded for construction, loamed and seeded to the subdivision boundary unless the commission approves a waiver for the construction of the connection. Easements for these future connections shall be given to the municipality as a condition of approval of the application and shall be verified by the Town Attorney. Slope rights for grading of such future streets shall be reserved in the deeds of all lots having frontage on areas reserved for future streets. Reservation of slope rights in favor of the Town shall also be shown on subdivision maps.²

3-14 BUSINESS/INDUSTRIAL DEVELOPMENTS UNDER DIFFERENT OWNERSHIP

¹ revised, SA #19, effective 9/8/07

² revised, SA #19, effective 9/8/07

If a business, industrial or other special development is intended to be portioned up into parts under different property ownerships at the time of the application, a statement signed by all owners, binding them as well as the future owners, successors and/or heirs, certified by a public notary, shall be required as a part of the application for approval. This statement shall be binding for all present owners of parts, their heirs, and successors, for all future owners of parts to extend the right of servicing of each portion and/or single establishment over their own land holdings in reciprocity.

3-15 ENVIRONMENTAL ASSESSMENT STUDY

A Phase One (1) environmental assessment study, conducted in accordance with standards set forth by the American Society For Testing of materials (ASTM), shall be required for all subdivision applications involving the conveyance of any land by deed to the Town of Southington. Such study shall be certified to the Town of Southington and shall contain current and relevant information concerning the on-site presence of any environmentally hazardous material. The Commission shall not acquire by deed, any land as part of a subdivision, unless such an assessment study provides evidence that the land under consideration is uncontaminated and/or free of hazardous material.

3-16 CERTIFICATE OF TITLE

A Certificate of Title, signed by an attorney licensed to practice in the State of Connecticut, shall certify that the grantor of any land and/or easement to be deeded to the town is the party of executing such conveyance.

3-17 PROTECTION OF NATURAL RESOURCES AND PHYSICAL ATTRIBUTES¹

Purpose: The following provisions are intended to protect environmentally sensitive land, encourage sustainable development and promote the design and creation of safe and suitable building lots.

3-17a. All subdivision applications for residentially zoned property shall provide information relating to the existing natural and physical condition of the land by clearly identifying on the topographic map the following:

1. inland wetlands
2. natural slopes, the average of which over 100 feet of distance exceed 25%,
3. ponds, lakes and perennial watercourses
4. flood plains
5. special flood hazard areas as defined by FEMA, and
6. Utility Right of Ways.

Subdivision applications shall clearly specify the land area in square feet of each of the features noted above both as total areas, and on each proposed lot. For the purposes of determining minimum lot areas

¹ new, SA #17, effective 6/2/07

only the total area of land comprised of one the features listed in Section 3-17a above shall be discounted using the following multipliers prior to calculating lot areas. (land areas identified as having more than one feature shall be subject to the larger or more stringent lot area multiplier).

NATURAL RESOURCE AREA	LOT AREA MULTIPLIER (%)*
Inland wetlands as field mapped by a certified soil scientist or as delineated on the Town of Southington Inland Wetlands Map	0.25
Natural slopes, the average of which over 100 feet of distance, exceed 25%	0.25
Areas of special flood hazard as determined by FEMA; Floodplains	0.25
Ponds, lakes and perennial watercourses	0.15
Utility Right of Ways	0.50**

* The lot area multiplier represents the amount of the natural resource area to be used towards the density calculation of a development.

** Except for utility easements located in the side yards.

3-18 MINIMUM BUILDABLE SQUARE REQUIREMENTS¹

All residential lots created by subdivision shall contain an area of land forming a geometric square. The length of each boundary line forming the minimum square shall be as follows:

Zoning District	Minimum Length of Each Boundary Line Forming Square (feet)
R-80	150
R-40	125
R-20/25	80
R-12	70
R-12 Multifamily	70
R-O	70
R-HD	65

3-19 REQUIREMENTS TO IDENTIFY NON-ACCEPTED STREETS²

Prior to the issuance of zoning permits for residential subdivisions the developers shall post a durable, weatherproof sign at each access to the property stating "Road has not been accepted by the Town of Southington. For questions regarding snow removal and other services contact (insert developer name and phone number here)".

A current valid contact name and number must be provided and must be legible.

¹ new, SA #17, effective 6/2/07

² new, SA #20, effective 3/22/08

SECTION 4 - DESIGN STANDARDS

4-01 GENERAL STREET PLANNING

The arrangement of streets in a subdivision shall be in harmony with existing principal thoroughfares, especially in regard to safe intersections with such thoroughfares, and so arranged and of such width, as to provide an adequate and convenient system for present and prospective traffic needs from existing and potential development, with due consideration for accomplishing an attractive layout and development of the land in the subdivision and in the neighborhood. Streets should, in general, follow the contour of the land and should have a location and grade which preserves desirable trees and natural features in the subdivision and which enhances property values in the subdivision. Land shall not be subdivided in such a manner to prejudice the possibility of further subdivision of land or of the convenient subdivision of adjoining lands.¹

4-01.1 RIGHT-OF-WAY

The width of the right-of-way of any street shall be not less than fifty (50) feet. The minimum width of right of way in non-residential areas shall be determined at the time of development, but shall not be less than 50 feet. Streets shall be graded for their total width in conformance with the approved typical section and to lines and grades as shown on the approved plan and profile drawings as set forth in the subdivision regulations, as adopted by the Town Planning and Zoning Commission and the typical cross-sections and standards included therein. The Commission may vary the provisions of these Design Standards regarding the width of rights-of-way and the width of roads to permit the municipality to connect streets within areas which were substantially built up at the adoption of these regulations.²

4-01.2 PERMANENT CUL-DE-SACS

Dead-end or cul-de-sac streets shall not, in general, exceed six hundred (600) feet in length in the R-12 or R-20/25 zone or one thousand (1000) feet in the R-40 or R-80 zones, and shall be constructed in accordance with the appropriate street specifications and/or administrative order and the standard design layout.

4-01.3 STREET GRADES

The streets shall be designed so as to have a reasonable relationship to the existing topography. Excessive cuts and fills shall be avoided by good design. Grades of all streets in residential zones shall be not less than one (1) percent nor greater than eight (8) percent except that a maximum grade of ten (10) percent may be permitted by the Commission on minor streets for distances of not more than two

¹ Revised, SA #19, effective 9/8/07

² Revised, SA #19, effective 9/8/07

hundred fifty (250) feet along the tangent. Street grades on permanent cul-de-sacs shall not exceed 3% for the last 150 feet. Due allowance will be made for reasonable vertical curves. Grades for streets in industrial and business subdivisions or zones shall not exceed six (6) percent, and the maximum grade the first 50 linear feet of such roadway shall not exceed 2%.¹

4-01.4 SIGHT LINES

Sight lines at all street intersections shall be provided for by cutoffs with radii of not less than thirty (30) feet at edge of pavement. Clear sight triangles shall be provided at both to the right and left with the location of the eye to be 15 feet back from the edge of the road using the center of the exit lane. The height of the eye is assumed to be 3.5 feet above the surface of the minor road. The height of the approaching vehicle on the major road is also assumed to be 3.5 feet. Intersection sight distances shall be based on design speed on the major road based on Conn DOT recommendations.²

4-01.5 SIDE SLOPES

Streets in cut or fill shall be provided with slopes not steeper than two (2) feet horizontal to one (1) foot vertical, or the stability of the street grade shall be otherwise provided to the satisfaction of the Town. Excessive slope lengths shall require reverse benches as determined by the Town Engineer. In all cases where such slopes outside street limits are required the Developer shall furnish necessary easements and slope rights in the name of the Town of Southington, so that the Town may maintain them upon acceptance of the streets. Where such abutting property is owned by persons other than the Developer, necessary easements and/or slope rights shall be required prior to approval. In all areas where the side slopes are steeper than four (4) feet horizontal to one (1) foot vertical and slope down from the street, Metal Beam Type Guard Rails or approved equal shall be installed in accordance with town specifications.³

4-01.6 STREET LINES

Street lines shall be connected by a curve of at least one hundred fifty (150) feet radius (centerline). Street lines shall be laid out to intersect as nearly as possible 75 feet from centerline. "T" intersections on opposite sides of a street shall not be permitted within one hundred fifty (150) feet of each other.

¹ Revised, SA #19, effective 9/8/07

² Revised, SA #22, effective 8/23/08

³ Revised, SA #19, effective 9/8/07

4-01.7 STREET NAMES

No street names shall be used which will duplicate or be confused with the names of existing streets. Proposed street names shall be on the plans submitted for approval so that staff can identify any potential street naming conflicts. Final street names shall be subject to the approval of the Commission.¹

4-01.8 STREET SIGNS

Street signs of the standard type used by the Town shall be placed at all street intersections at the expense of the subdivider. Regulatory, warning and stop signs, as deemed necessary by the Chief of Police, shall be provided and installed at the expense of the subdivider. Such signs shall be of standard type as specified by the Police Department. Street sign installation must be completed prior to the acceptance of the roadway and release of the public improvement bond.²

4-01.9 CONCRETE BOUNDS

Suitable concrete bounds shall be set, to the proper grade, on all street lines at all angle points and points of curve or at other points as directed by the Commission. Bounds shall be of reinforced concrete, not less than three (3) feet in length, tops not less than five (5) inches square with a brass center point, sides to taper with bases not less than six (6) inches square. A Connecticut licensed land surveyor shall certify placement of monuments. Receipt of this certification shall be a prerequisite for acceptance of public improvements.³

4-01.10 PAVEMENT WIDTHS

All roads shall be constructed according to the following minimum specifications based upon its functional road classification and all other standards and provisions within these regulations. The Commission shall determine the functional road classification of any street.

¹ Revised, SA #19, effective 9/8/07

² Revised, SA #19, effective 9/8/07

³ Revised, SA #19, effective 9/8/07

Road Classification	Minimum Street Width Curb-to-curb (ft)
a. Dead-end (permanent)	24
b. Residential	26 in R-40 *
c. Feeder	30
d. Collector	34 **
* Except that in the R-12 and R-20/25 Zones, a 28' minimum width shall be required.	
** Or subject to requirements as determined by a complete traffic study by a Professional Engineer. ¹	

4-01.11 SUBGRADE

Subgrade shall be established parallel with the finished grade and fifteen and one-half (15 1/2) inches below it. It shall be thoroughly rolled and compacted with a roller of not less than eight (8) tons and brought to true grade before the first course of gravel is placed thereon. The width of said subgrade shall be as determined by Section 4-01.12.

4-01.12 UNFORESEEN FIELD CONDITIONS

Where the initial excavation uncovers unsuitable or unstable material as determined by the Town Enforcement Officer, the developer shall remove such material within such lines and to such limits as directed by the Town's Enforcement Officer, and backfill with sand or gravel fill as directed by said Officer. The developer shall correct any unforeseen field conditions, for example ledge rock, side hill drainage from cuts, or high groundwater in order to comply with the regulations.

4-01.13 ROAD SPECIFICATIONS

All new streets shall be completed in the following manner and all construction shall conform to the State of Connecticut Department of Transportation Standard Specifications and as amended.²

- 4-01.13.a.** The first course shall be constructed with "bank run" gravel, consisting of sound, tough, durable particles of gravel, free from thin shale, lumps of clay, loam or vegetable matter, or stones more than five (5) inches in diameter, and shall be approved by the Town Engineer. Samples of the gravel proposed to be used and the name and location of the gravel pit from which it came shall be forwarded to the Town Engineer before any work is done. When

¹ Revised, SA #19, effective 9/8/07

² Revised, SA #19, effective 9/8/07

thoroughly compacted this course shall not be less than eight (8) inches in thickness.

4-01.13.b. The second course shall consist of processed stone as specified per M.05 of the State of Connecticut Department of Transportation Standard Specifications. When thoroughly compacted this course shall not be less than four (4) inches in thickness.¹

4-01.13.c. The third course shall consist of Class IV Bituminous Concrete binder as described per Section M.04 of the State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges, Facilities and Incidental Construction FORM 817 (Form 817) or the latest version thereof. When thoroughly compacted, this course shall not be less than three (3) inches in thickness² for residential, commercial and industrial subdivisions.³

4-01.13.d The final course shall consist of a dense graded Class II Bituminous Concrete surface course per M.04 of the Standard Specifications, one and one-half (1 1/2) inches thick after compaction for residential subdivisions and two (2) inches thick after compaction for commercial and industrial subdivisions,⁴ shall be laid over the existing surface. Prior to the placing of the binder course shall be repaired and brought to the proper grade and accepted by the Town Engineer.⁵

4-01.13.e Compaction of each course shall be by rolling thoroughly with a roller of not less than eight (8) tons weight.

4-01.13.f The developer shall notify the Town Engineer forty-eight (48) hours in advance of the commencement of each phase of work.

4-01.13.g No asphalt shall be installed before May 1 or after October 31 unless written authorization is granted by the Enforcement Officer.

4-01.14 CURBS

Curbs shall be constructed of bituminous concrete and shall be constructed on both sides for the entire length of all streets. Curbs shall be placed on the third course just prior to the placement of the fourth and final course. Any curb

¹ Revised, SA #19, effective 9/8/07

² Revised, SA #26 effective 10/22/16

³ Revised, SA #26, effective 10/22/16

⁴ Revised, SA #20, effective 3/22/08

⁵ Revised, SA #19, effective 9/8/07

damaged during construction shall be removed and replaced prior to the road acceptance.¹

4-01.15 MAINTENANCE OF UNACCEPTED SUBDIVISION STREETS

The developer shall be responsible for the complete maintenance of all subdivision improvements, including snowplowing, street sweeping, cleaning of the drainage system, etc., until such improvements are accepted by the proper town authorities. In the event the developer fails to comply, this regulation authorizes the proper town department to perform the necessary work without incurring any liability thereof, and back charge such work to the developer's bond.²

4-01.16 PRIVATE DRIVEWAY REQUIREMENTS³

No private driveway, as measured at the center line, shall exceed a grade of 5% when located within 25 feet of the gutter line of the roadway from which access is provided nor shall any remaining portions of a driveway exceed a grade of 15%. The angle as it meets with the Town street shall not exceed 60 degrees and adequate sight distances in each direction shall be achieved as approved by the Town Engineer.

In addition, all driveway aprons must be completely paved a minimum of ten (10) feet from the roadway in accordance with standard driveway specifications prior to the issuance of a Certificate of Occupancy (CO).⁴

4-02 STORMWATER MANAGEMENT

Flow calculations for conventional pipe and channel system design shall be developed and sealed by a Connecticut Licensed Professional Engineer within the following minimum guidelines.⁵

4-02.1 All storm drainage systems shall be designed and constructed to handle not only drainage from the proposed subdivision, but also from any land area and future subdivision located upgradient.

4-02.2 Design Storm

4-02.2.a Drainage systems from catch basin to catch basin: 10-year frequency.

¹ Revised, SA #26, effective 10/22/16

² Revised, SA #19, effective 9/8/07

³ New, SA #22, effective 8/23/08

⁴ Revised, SA #26, effective 10/22/16

⁵ Revised, SA #19, effective 9/8/07

- 4-02.2.b** Discharge pipes at low points: 25-year storm.
 - 4-02.2.c** Watercourses with a watershed area of less than 1000 acres: 25-year storm.
 - 4-02.2.d** Watercourses with a watershed area of greater than 1000 acres: 50-year storm.
- 4-02.3** The peak discharge calculation shall be computed in the following manner:
 - 4-02.3.a** Watershed area of less than 200 acres: rational method
 - 4-02.3.b** Watershed area of 200 acres to 5 square miles; Soil Conservation Service, Comparable gauged streams, rational method as limited flow only, or other means deemed appropriate by the Town Engineer.
 - 4-02.3.c** Over five (5) square miles: "Bigwood-Thomas Flood Flow Formula".
- 4-02.4** The value for rainfall intensity shall be obtained from the Town Engineer.
- 4-02.5** Runoff coefficients shall be determined by published literature and the Town Engineer.
- 4-02.6** Time of concentration shall be obtained in the following manner:
 - 4-02.6a** The "Seely Chart" shall be used for distances under 1000 feet from the furthest point of the watershed to the discharge point or as determined by the Town Engineer.¹
 - 4-02.6b** The "Kirpich Chart" shall be used for distances over 1000 feet from the furthest point of the watershed to the discharge point or as determined by the Town Engineer.²
- 4-02.7** Drainage pipe standards
 - 4-02.7a** All pipe shall be reinforced concrete pipe (RCP) Class IV or HDPE.³ Concrete pipes shall be joined with full Portland cement mortar joints unless otherwise directed. Where excessive groundwater is encountered or poor drainage is anticipated, the

¹ Revised, SA #19, effective 9/8/07

² Revised, SA #19, effective 9/8/07

³ Revised, SA #26, effective 10/22/16

Town Engineer may require that suitable underdrains be installed prior to the placement of the sub-base course or pavement.

4-02.7b SDR 35 pipe may be used with written approval from the Town Engineer.¹

4-02.7c The minimum pipe size shall be fifteen inches for public improvements and twelve inches for any private, commercial or industrial development.

4-02.7d Pipe capacity shall be computed using the "Manning Equation" with the following roughness coefficients (n):

4-02.7.d.1 Reinforced concrete pipe = 0.015

4-02.7.d.2 Corrugated metal pipe and CMP arches as recommended by the American Iron and Steel Institute.

4-02.7e The minimum grade of all pipes shall be 0.005 feet per foot.

4-02.8 DITCHES AND CHANNELS

Drainage channels and/or ditches running parallel to the edge of the road, shall be provided if deemed necessary by the Commission and/or the Town Enforcement Officer. These shall serve to intercept runoff or groundwater from upland areas.

4-02.8.a. All ditches and channels shall be designed for uniform flow by "Manning's Equation" with the depth at design flow shown on the plans. The following roughness coefficients (n) shall be utilized in making the computations:

Concrete	0.015
Bituminous Concrete	0.015
Excavated Ditches	0.025
Natural Streams	0.035 minimum
Modified Rip-Rap	0.034
Intermediate Rip-Rap	0.037
Standard Rip-Rap	0.041
1. All ditches shall have a minimum freeboard of 1.0 foot at design flow. 2. All ditches within the road right-of-way shall be designated so that the water surface elevation at design flow shall be 1.0 feet below the roadway subbase	

¹ Revised, SA #26, effective 10/22/16

4-02.9 CATCH BASINS

- 4-02.9.a** The maximum distance from the roadway summit to the first catch basin shall be 350 feet. The maximum distance between catch basins in a stormdrain system shall be 300 feet.
- 4-02.9.b** Catch basins shall be spaced so that the width of the flow in gutters, as determined by gutter flows analysis, shall not exceed ten (10) feet.
- 4-02.9.c** Double grate catch basins shall be used in all sags.¹
- 4-02.9.d** On steep grades, distances between catch basins shall be determined by the Town Engineer.

4-02.10 Minimizing the increase in stormwater runoff. Stormwater detention basins shall be required for all new developments unless specifically waived by the Planning and Zoning Commission.

Detention basins shall be designed to reduce the peak rate of discharge from the 2, 10, and 25-year storms to a level commensurate with the peak rate of development and shall be able to store the 25-year storm. The effect of the stormwater detention basin on the timing of runoff shall also be considered in the evaluation of flooding potential downstream. Stormwater detention basins shall be designed to maximize recharge to groundwater. Detention basin design shall be performed within the following guidelines:

- 4-02.10a** Detention basins will be designed to limit peak discharges from a developed area to the peak discharges occurring before development, or an increase in peak flow as determined by the Town Engineer for each watershed.
- 4-02.10.b** An emergency spillway shall be provided to pass the discharge from a 100-year storm frequency.
- 4-02.10.c** The procedure for computing the outflow from detention basins consists of the development of storm hydrographs and the routing of these hydrographs through the detention basin. The method developed by the Soil Conservation Service, United States Department of Agriculture, for developing synthetic hydrographs and routing these hydrographs through reservoirs shall be used or another acceptable means deemed appropriate by the Commission.
- 4-02.10.d** Detention basins may be any of the following types:

¹ Revised, SA #22, effective 8/23/08

- 4-02.10.d.1 Dry basins that may be multi-purpose with recreational or other uses during dry periods. Low frequency storms should result in little or no flooding. The basin should be designed to empty within 12 hours after a design storm.
- 4-02.10.d.2 Small permanent pond with the major portion of the detention area a dry basin with flat slopes as above. The permanent pond should be designed as a silting basin for use both during and after construction.
- 4-02.10.d.3 Permanent pond with detention provided above the normal water level with relatively steep slopes.
- 4-02.10.e A 4 foot minimum height safety fence surrounding the entire basin or pond, including an access gate, is required if:
 - 4-02.10.e.1 A 25-year storm would result in a water depth greater than 24 inches for a period of 8 hours or longer or greater than 48 inches for 2 hours or longer;
 - 4-02.10.e.2 A pond has interior side slopes exceeding a 3:1 ratio; or
 - 4-02.10.e.3 A wet pond will normally retain greater than 24 inches of water depth.
- 4-02.10.f The detention basin shall be designed as a sedimentation basin for use during and after construction.
- 4-02.10.g The submission for the design of a detention basin shall include the following:
 - 4-02.10.g.1 Plan with a scale of not less than 1"=40' showing proposed contours with a 2 foot interval.
 - 4-02.10.g.2 Details of the outlet.
 - 4-02.10.g.3 Inflow hydrograph with outflow hydrograph superimposed on it.
 - 4-02.10.g.4 Inflow mass curve.
 - 4-02.10.g.5 Elevation - storage curve.
 - 4-02.10.g.6 Elevation - discharge curve.

- 4-02.10.g.7** Flood routing calculations.
- 4-02.10.g.8** Written comments on the subsurface conditions relative to water table, ledge, and soil permeability.
- 4-02.10.g.9** If deemed appropriate, a drought analysis shall be prepared and submitted.

4-02.11 RETENTION BASINS

Where discharge from pipe culverts is into a watercourse that is deemed inadequate to handle the discharge, retention basins shall be designed and constructed based on a one-hundred year storm frequency and shall take into account the entire watershed in which the basin is to be constructed. A complete hydrogeologic study shall be required to ascertain the exact field conditions under and around the basin.

4-02.12 SPECIAL STRUCTURES

Bridges, box culverts, deep manholes and other special structures shall be designed in accordance with good engineering practice acceptable to the Commission and approved by the Town Engineer. Bridges and box culverts shall be designed to the full width of the right-of-way.

- 4-02.13** Drainage easements, flowage rights, and indemnification agreements shall be furnished by the developer, in a form satisfactory to the Town Attorney, in the name of the Town of Southington where they may be required to install or maintain drainage installation outside roadway limits, including ditches where necessary, and to hold harmless the Town of Southington from any future damage from stormwater runoff. Such easements shall be a minimum of 15 feet in width.

- 4-02.14** Any proposed change or revision in the drainage system as shown on the approved plans shall be submitted to and approved by the Enforcement Officer in advance of construction.

- 4-02.15** Stormwater Drainage on all roads shall be discharged a minimum of 150' distance from the street line.

- 4-02.16** Where a subdivision of land proposes building lots on an existing town road, or where the tract of land to be subdivided presently receives stormwater drainage from an existing town road or from a watercourse, it will be the responsibility of the developer to provide, by piping, an adequate stormwater drainage system suitable to give the existing town street and adjacent lots of the proposed subdivision proper drainage.

- 4-02.17** All trenches within the roadway limits shall be backfilled with materials acceptable to

the Town Enforcement Officer and in no case shall clay or other unsuitable material be used for backfill. All trench backfill shall be thoroughly settled and compacted to the satisfaction of the Town Enforcement Officer before the surface course is placed.

4-03 LOTS

- 4-03.1** All lot corners shall be permanently located by iron or steel stakes at least three-quarters (3/4) inch in diameter and thirty (30) inches in length and located in the ground to existing grade. Such lot marking shall be a prerequisite for issuance of Certificates of Occupancy.¹
- 4-03.2** Side lot lines shall be substantially at right angles or radial to street lines.
- 4-03.3** All lots shall have access directly from a public street.²

4-04 PRESERVATION OF NATURAL FEATURES

All prominent features such as watercourses, water basins, wetlands, stone fences, ridge tops, scenic points, trees with greater than or equal to 6" caliper measured at 4'6" from the ground and similar irreplaceable natural assets shall be shown on the development plans and shall be preserved and conserved to the greatest extent possible and the felling of trees shall be held to a minimum.³

Furthermore, Plans must show all trees 2" caliper or greater, measured at 4'6" from the ground within any existing Town right-of-way abutting the subdivision. Removal of any tree in this area must be approved by the Town prior to clearing. If the Town determines that trees were removed in contradiction to this section the town may require reforestation by planting of replacement trees.⁴

When the proposed construction of streets, sidewalks or utilities will cause the removal of mature existing trees, replacement trees and/or installation of trees as deemed necessary by the Commission, shall be required on each lot so affected. Replacement trees shall be of a hardwood type which is naturally occurring in local woodlands. These trees shall be at

¹ Revised, SA #19, effective 9/8/07

² New, SA #19, effective 9/8/07

³ Revised, SA #19, effective 9/8/07

⁴ Revised, SA #19, effective 9/8/07

least 3 inch caliper at 4 ½ feet above ground level. Replacement trees may be located ten feet inside the front property line.¹

4-05 PUBLIC WATER AND SEWER

The developer shall provide connections to a public water supply and sanitary sewer system for each lot deriving its access from the proposed streets covered under these public improvement specifications, where deemed appropriate by the Commission. If a private system or systems are proposed, they shall be governed by these regulations and all other appropriate State and local regulations, codes, and ordinances.

4-06 SIDEWALKS

- 4-06.1** Street right-of-way(s) sidewalks shall be required on one side of a through street in R-40 and R-80 zones and on both sides of a through street in all other zoning districts.
- 4-06.2** Sidewalks shall not be required in R-40 and R-80 zones on either side of a permanent cul-de-sac.
- 4-06.3** The Commission may grant a waiver of the sidewalk requirement in a subdivision by a two-thirds (2/3) affirmative vote, if one or more of the following conditions is determined by the Commission to exist:
 - 4-06.3.a.** Where proposed road reconstruction or alignment would make immediate installation impractical; the Commission must specifically set forth the basis for its finding that the road project will be completed within twelve months if located within a school access area, or in twenty-four months if located outside such an area;
 - 4-06.3.b** Where unusual physical or topographical conditions make immediate installation impractical;
 - 4-06.3.c** Where there are pre-existing obstructions that cannot be readily relocated or should not be altered, such as grades, fills, watercourses, natural topographic features or man-made obstructions;
 - 4-06.3.d** Where the area or site has been recognized as having historical, archaeological, and/or architectural significance by the Town, the State, or the United States and in order to maintain such historical archaeological, and/or architectural significance.
 - 4-06.3.e** Where the proposed development or site is located in an area of a street or road that is at least seventy-five percent (75%) developed and where the practicality or feasibility of sidewalks being connected to the site does not

¹ Revised, SA #19, effective 9/8/07

exist. Area shall mean within two thousand (2,000) linear feet from both sides of the proposed development or site on both sides of the road. Property shall be considered developed if said property is used for residential, commercial or industrial purposes; regardless of development intensity. Property shall not be considered developed if said property is used for farming purposes. The provisions of this section shall not apply to proposed developments located within the legal walking distance of a school access zone as established or determined by the Board of Education.

4-06.4 In the I-1 and I-2 industrial zones, the Commission may further grant a waiver of the street right-of-way sidewalk requirement if one or more of the following criteria for the granting of a waiver is determined by the Commission to exist:

4-06.4.a The installation of sidewalks will be detrimental to safe pedestrian traffic.

4-06.4.b If the installation of sidewalks will be of little or no use for pedestrian traffic.

4-06.5 Sidewalks shall be constructed of five inches of Class F Portland cement concrete, containing 7% entrained air over six inches of processed stone (Spec. M.05.01, 3.04.03) sub-base. The sub-base shall extend three inches beyond each side of the sidewalk. Expansion joints shall be placed every twenty feet. In addition, sidewalks shall be continuous through driveways and shall be constructed of five inches of Class F Portland cement concrete, installed in the same manner as the sidewalk described herein.¹

4-06.6 Sidewalks and curbing shall be constructed in accordance with standards for the removal of barriers for the handicapped, as amended.

4-07 STREET TREES

The developer shall leave not less than two naturally growing trees having 3 inch caliper in the front yard of each lot or shall plant one tree for every 50 feet of lot frontage or fraction thereof, but no less than two trees from the Suggested Street Tree List with 3 inch caliper in the front yard of each lot. These shall be located a minimum of 10 feet from the street line to a maximum of 30 feet from the street line. Straight rows and the use of only one variety are to be avoided, the intent being to create a natural mixture of appropriate species.²

Suggested Street Tree List	
Acer Saccharum	Sugar Maple
Cercidiphyllum Japonicum	Katsura Tree

¹ Revised, SA #22, effective 8/23/08

² Revised, SA #19, effective 9/8/07

Suggested Street Tree List	
Ginkgo Bilboa Male	Male Ginko
Gleditsia Tri. Inermis	Thornless Honeylocust
Liquidambar Styraciflua	Sweetgum
*Liriodendron Tulipifera	Tuliptree
Plantanus Acerifolia	London Plane
*Prunus Sargentii	Sargent Cherry
*Pyrus C. Bradford	Bradford Pear
*Pyrus Calleryana	Chanticleer Pear
Quercus Borealis	Red Oak
Quercus Palustris	Pin Oak
Tilia Cordata	Little Leaf Linden
Tilia Tomentosa	Silver Linden
Zelkova Serrata	Japanese Elm
Fraxinum Pen. Lanceolata	Seedless Green Ash
*Conspicuous flowering	

4-08 FIRE HYDRANTS¹

- (a) Fire hydrants shall be installed at the developer's expense.
- (b) In residential subdivisions hydrants shall be located wherever possible at street intersections but in no event shall the distance between a lot and a hydrant exceed 500 feet unless a greater spacing is approved in writing by the Fire Chief and the Water Department.
- (c) In commercial subdivisions the hydrants shall be placed at intervals not exceeding 250 feet, unless a greater space between hydrants is approved in writing by the Fire Department Chief and the Water Department.
- (d) In industrial subdivisions the hydrants shall be placed in the most appropriate locations to ensure adequate fire protection for all properties. The hydrant spacing shall be approved in writing by the Fire Department Chief and the Water Department. In no event shall the distance between a hydrant and an industrial building exceed 250 feet.

4-09 SUBDIVISIONS LOCATED IN RESIDENTIAL-80 ZONES

- 4-09.1** Subdivisions proposed to be located in Residential-80 zones shall be subject to all provisions and specifications as contained in these Regulations, except as modified by the following sections:

¹ New, SA #19, effective 9/8/07

- 4-09.1.a** That the permanent dead-end streets, as provided for in Section 7-01.2, shall not, in general, exceed 1000 feet in length.
- 4-09.1.b** That the maximum grade of streets, as provided for in Section 7-01.3, be increased so that no grade shall be greater than ten percent except that a maximum grade of twelve percent may be permitted by the Commission on minor streets for a distance of not more than two-hundred-fifty feet.
- 4-09.1.c** That the "STANDARD SECTION" for Construction of Subdivision Roadways, as revised June 20, 1967, and the provisions of Section 7-01.10 be modified so that:
 - 4-09.1.c.1** The road shall be constructed according to specifications, 26 feet wide.
 - 4-09.1.c.2** The curb shall be so placed that the cross-section distance between curbs shall be 24 feet, with a 3" shelf of new road material outside each curb.
 - 4-09.1.c.3** That the grass strip, slope of 3/8" to 1'-0", as shown on the STANDARD SECTION, be constructed for a distance of 7'-3" beyond the bituminous curbing of the road referred to in a. and b. above, the intention of this provision being to provide 40' width of construction within the 50' roadway section.

4-10 STREET LIGHTS¹

The developer shall provide and install Dark Sky Compliant LED fixtures for all street lights to be located in the street right-of-way as part of the public infrastructure to be formally accepted by the town.

¹ New, SA #26, effective 10/22/16

SECTION FIVE- APPLICATION AND PLANS FOR SUBDIVISION APPROVAL¹

Final subdivision plans submitted to the Commission for action shall include the following requirements:

5-01 APPLICATION REQUIREMENTS²

- a) All applications for subdivision approval shall be made on standard forms of the Commission, which form shall be completed to the satisfaction of the Commission. The number of copies of plans and other supporting application documents shall be as prescribed by the Commission on its General Requirements for All Applications to the Planning and Zoning Commission and Inland Wetlands Agency.³
- b) Site development plans shall be submitted in accordance with the electronic submittal requirements of the Town of Southington. Electronic submittals are due when final plans for stamping are submitted to the planning department.⁴
- c) Stormwater Management Report. A Stormwater Management Report shall be prepared in accordance with the Town Public Improvement Standards and the State of Connecticut's 2004 Stormwater Quality Manual, as amended.⁵
- d) Sets of bound plans in accordance with Section 5.02.⁶

5-02 PLAN REQUIREMENTS

Plans and applicable portions of plans submitted under this section shall be prepared, certified and sealed by a Licensed Land Surveyor in the State of Connecticut. All plans are to be prepared in accordance with the "Minimum Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996, as amended.⁷

5-03 BOUNDARY SURVEY

A Property Survey shall be prepared in accordance with the referenced standards herein, of the tract to be subdivided. This plan is to be provided on a single 24" x 36" Mylar sheet, at a scale which depicts adequate detail of the subject parcel. Monumentation, both existing and proposed is to be shown. If monumentation was recovered beyond the project perimeter and used to determine the parcel's perimeter, it too shall be shown or referenced. Coordinate values tied into the state's grid system shall be displayed for at least three existing or set boundary markers on the parcel perimeter. The intent of this plan is to depict all applicable conditions of the subject parcel prior to subdivision. Said map shall be drawn to a scale of one inch equaling one hundred (100) feet or 1" equaling forty (40) feet and conform to the Class A-2 requirements of the "Code

¹ Revised, SA #19, effective 9/8/07

² Revised, SA #19, effective 9/8/07

³ Revised, SA #19, effective 9/8/07

⁴ New, SA #19, effective 9/8/07

⁵ New, SA #19, effective 9/8/07

⁶ New, SA #19, effective 9/8/07

⁷ Revised, SA #19, effective 9/8/07

of Recommended Practice for Standards of Accuracy of Maps" of the Connecticut Technical Council, Inc., and shall show the following:¹

- 5-03.1** Length and directions of present property lines with distances to the nearest one-hundredth of a foot;
- 5-03.2** Present buildings, streets, sanitary and storm sewer, water and gas mains, culverts and all easements or rights-of-way;
- 5-03.3** Current names of adjoining property owners;
- 5-03.4** North point, scale, date of the survey, and date of map;
- 5-03.5** The title under which the proposed subdivision is to be recorded.
- 5-03.6** Existing & proposed easements for utilities, sightlines, vehicular and pedestrian access.²

5-04 DIGITAL SURVEY DATA

A copy of survey and final design data, required in accordance with these regulations, shall be submitted on computer disk in digital format. Such data shall be provided in "DXF" format and submitted in accordance with the Town Engineering Department requirements.

5-05 TOPOGRAPHIC MAP

A topographic map (this map may be on the same sheet as the boundary survey) based on the U.S. Geological Survey Datum if practicable, or else a datum acceptable to the Town Engineer or appropriate town official, prepared and certified by a CT registered land surveyor, and drawn to a scale of 1 inch equals 100 feet or 1 inch equals 40 feet, showing:³

- 5-05.1** Present property lines and other data required of a Boundary Survey;
- 5-05.2** Present wooded areas indicated by foliage line;
- 5-05.3** Recognized landmarks, private roads and ways within the area to be subdivided and for at least 40 feet beyond the boundary lines;
- 5-05.4** Contours at two-foot intervals with spot elevations at high and low points for relatively level land. For rough or rolling land five (5) feet contour intervals are permitted and for at least 40 feet beyond the boundary lines;
- 5-05.5** All existing watercourses, inland wetlands, floodplain and groundwater classifications;

¹ Revised, SA #19, effective 9/8/07

² New, SA #19, effective 9/8/07

³ Revised, SA #19, effective 9/8/07

- 5-05.6** Size, top of frame and invert elevations for all culverts, manholes, or catch basins and flow line elevations for all brooks at 100 foot stations. This data for at least 40 feet beyond the boundary lines;
- 5-05.7** Title under which the subdivision will be recorded and the name of the present owner or owners;
- 5-05.8** Northpoint, scale and date of survey.

5-06 LOCATION MAP

A key map which shall be placed on the plot plan, drawn to a scale of one inch equals one thousand feet (1"=1000') on transparent material (film, acetate) indicating the property for which the application is submitted, the zoning districts if there are different ones inside a half mile radius and all the existing and proposed streets and their connections with the Traffic Street System, covering at least the area inside a half-mile radius beyond the plot to be subdivided. Proposed lot lines shall be shown at 1"=1000" and 1"=100'.¹

5-07 PLOT PLAN

- 5-07.1** A plot plan of the layout of the subdivision drawn to a scale of one inch equals forty feet (1"=40') on sheets twenty four inches by thirty six (24"x36"), including ruled margins, prepared and certified by a land surveyor and a professional engineer registered in the State of Connecticut, which map will show the following:²
- 5-07.1.a** All proposed streets to be constructed with stations, curve data, width of paving and right-of-way;³
 - 5-07.1.b.** Proposed building lines in accordance with the Zoning Regulations;
 - 5-07.1.c.** Proposed radii at all street intersections in accordance with the Town of Southington's design standards.⁴
 - 5-07.1.d.** Proposed lot boundary lines with dimensions and directions, a schedule of lot areas in square feet, and lot and building numbers respective to future house numbers in accordance with the above referenced survey standards;⁵
 - 5-07.1.e.** Proposed and existing easements for utilities and drainage, walks and other rights-of-way with dimensions and bearings. All volumes and pages in the Town of Southington land records, as applicable, shall be noted;⁶
 - 5-07.1.f.** Proposed and existing water, gas and sewage lines and their connection with any present lines if such are existing;

¹ Revised, SA #19, effective 9/8/07

² Revised, SA #19, effective 9/8/07

³ Revised, SA #19, effective 9/8/07

⁴ Revised, SA #19, effective 9/8/07

⁵ Revised, SA #19, effective 9/8/07

⁶ Revised, SA #19, effective 9/8/07

- 5-07.1.g.** No numbered streets, or street names which duplicate or are similar to those of existing streets, will be accepted. All street names shall be subject to the approval of the Commission;
- 5-07.1.h.** Proposed and existing retaining walls, culverts, bridges and treeline;¹
- 5-07.1.i.** Title under which the proposed subdivision is to be recorded and the name of the owner or owners, northpoint, scale and date;
- 5-07.1.j.** All existing watercourses, inland wetlands, floodplain and groundwater classifications.
- 5-07.1.k** Names of all abutters as they appear in the most recent tax list.²
- 5-07.1.l** Key Map. The first sheet of the Plot Plan shall include a plan of the entire subdivision drawn to a scale of not less than one inch equals four hundred feet. The Key Map shall show street intersections with existing streets, and shall contain information which correctly identifies and locates the site.³
- 5-07.1.m** Scale Layout Plan. A separate plan of the entire subdivision drawn to a scale of one inch equals one hundred feet shall also be provided.⁴
- 5-07.1.n** Commission Signature Blocks.^{5 6}

This subdivision is approved by the Planning and Zoning Commission of the Town of Southington, Connecticut.

Signature _____

Date of Approval _____

Pursuant to Section 8 of the Connecticut General Statutes all work in connection with this subdivision shall be completed within five (5) years from the date of this approval.

- 5-07.2** Directions and distances shall conform to the Class A-2 requirements of the "Code of Recommended Practice for Standards of Accuracy of Maps" of the Connecticut Technical Council, Inc.

¹ Revised, SA #19, effective 9/8/07

² New, SA #19, effective 9/8/07

³ New, SA #19, effective 9/8/07

⁴ New, SA #19, effective 9/8/07

⁵ New, SA #19, effective 9/8/07

⁶ Revised, SA #20, effective 3/22/08

5-07.3 LOCATION OF DETENTION PONDS / RETENTION PONDS FOR ROAD DRAINAGE¹

Detention ponds, retention ponds and similar open drainage control systems proposed to be under public ownership shall be designed so as not to infringe upon the front or side yard area of a proposed residential lot. This provision shall not apply to rear lots created by subdivision. Under no circumstances shall detention ponds, retention ponds and similar open drainage control systems be sited within 50 feet of either a proposed or existing residence nor within 50 feet of either an existing or planned public right-of-way.

5-08 GRADING PLAN

5-08.1 A grading plan showing in addition to the requirements of a plot plan, the following in accordance with the appropriate specifications and/or administrative order:²

5-08.1.a. The location of each house on its lot;

5-08.1.b. The elevation of the top of each foundation, garage and basement;³

5-08.1.c. Proposed ground formation contours at intervals of two feet based on⁴ Town of Southington Control, except that the intervals shall be one foot in and within 50 feet of, areas of special flood hazard as defined by the Zoning Regulations;⁵

5-08.1.d. On-site water and septic system if required. Percolation tests and location of test pits for each lot proposed for a private sewage disposal system.⁶

- (a) All existing structures with indication as to the proposed utilization or removal of the structures.
- (b) All wetlands and watercourses on the tract.
- (c) Existing ground formation contours at intervals of two feet based on Town of Southington Control. Prominent isolations and depressions shall be indicated by spot highlights. Benchmarks (two per sheet) are to be shown.
- (d) All areas designated as areas of special flood hazard as defined by the Zoning Regulations.
- (e) All existing rights-of way.
- (f) Proposed sanitary sewer systems approved by Town Sewer Department.

¹ new, SA #22, effective 9/20/08

² revised, SA #19, effective 9/8/07

³ revised, SA #19, effective 9/8/07

⁴ revised, SA #20, effective 3/22/08

⁵ revised, SA #19, effective 9/8/07

⁶ revised, SA #19, effective 9/8/07

- (g) All other utilities including, but not limited to, natural gas, telephone, cable and electrical (including pole and equipment installation).
- (h) Proposed water lines approved by the Water Department.
- (i) Proposed storm sewer systems in accordance with the Town Standards.
- (j) Proposed house basement drains showing invert levels of the drain at the house connection and the storm sewer connection, which levels shall show that gravity flow from house to storm sewer is maintained. If basement drainage is intended to discharge to a natural watercourse, full details shall be shown on plan.
- (k) Proposed basements requiring sump pumps.
- (l) Proposed hydrants¹

5-08.2 In cases where the outfall of the stormwater disposal system which shall be included in the grading plan, is off the site the subdivider shall furnish satisfactory evidence that the necessary drainage rights and easements have been secured.

5-08.3 Soil Erosion and Sediment Control Plans:

Soil Erosion and Sediment Control Plans as required in Section Eleven.²

5-08.4 Site development shall not begin nor shall any building permit be issued until the soil erosion and sedimentation control plan is certified and those control measures and facilities in the plan scheduled for installation prior to site development are installed and functional.

5-08.5 Inspections shall be made by the Commission or its designated agent during development to ensure compliance with the certified plan and that control measures and facilities are properly performed, installed, and maintained. Failure of the applicant or assignee to install and/or maintain any and all improvements and/or any necessary clean-up for failure to install said improvements shall be cause for the Commission to call the surety for said improvements within one (1) week after notification by certified mail of the need for such erosion and sedimentation control. The subdivider shall give the Town the right to enter onto the property to perform the necessary work.

5-09 STREET PLAN AND PROFILE

5-09.1 A street plan and profile for all proposed streets drawn on standard plan-profile paper at scales of 1 inch equals 40 feet horizontally and 1 inch equals 4 feet vertically, certified by a Connecticut registered Professional Engineer showing:³

¹ (a) – (l) new, SA #19, effective 9/8/07

² revised, SA #19, effective 9/8/07

³ revised, SA #19, effective 9/8/07

- 5-09.1.a.** Layout of the street, coordinated by stations with the profile;
- 5-09.1.b.** Accurate tangent directions, curve data, distances and coordinates of points to the nearest hundredth of a foot as required by the appropriate specifications and/or administrative order;
- 5-09.1.c.** Typical cross-sections of the street at points as required by the Town Engineer; normally in points of maximum cut and fill and on curves if super-elevation is necessary. Cross-sections shall indicate the shoulders, curbs, ditches, gutters, sidewalks, slopes, and other information in accordance with the appropriate specification;
- 5-09.1.d.** Vertical curves computed for at least five points;
- 5-09.1.e.** Elevations at each 50 foot station;
- 5-09.1.f.** Street drainage facilities and their connection to existing facilities or watercourses, designed in accordance with the appropriate specification and/or administrative order;
- 5-09.1.g.** Location, grade and size of all utility lines;
- 5-09.1.h.** The title under which the proposed subdivision will be recorded and the name of the owner or owners;
- 5-09.1.i.** Scales, date, northpoint and street name;
- 5-09.1.j.** (Effective 2/17/67) At least one permanent bench mark per sheet to which all elevations must refer.

5-09.2 As-Built Street Plans

- 5-09.3** Prior to acceptance of streets and utilities, the subdivider shall furnish the Town Engineer with final as-built plans and profiles certified by a land surveyor or registered Professional Engineer on reproducible material. See Section 10 herein.¹

5-10 WAIVER OF SPECIFICATIONS

The Commission may waive any requirements for showing specific features or information in the final subdivision plan required by Section Five herein, except for the application and plot plan, if no new street is proposed, if the subdivision does not create more than three lots and if no geophysical conditions as stated in Section 3-05 of these regulations exist. The waiver of the need to show a certain specification on the subdivision map does not exempt an applicant from implementation of that specification unless a formal waiver is approved by the Commission.

¹ revised, SA #19, effective 9/8/07

SECTION SIX - OPEN SPACE SUBDIVISION

6-01 SUBDIVISION OPEN SPACE AREAS

In any subdivision meeting any of the following criteria, open space for parks and playgrounds or other public uses deemed proper by the Commission shall be provided:

- 6-01.a.** Any residential subdivision containing ten or more lots.¹
- 6-01.b.** Any subdivision containing an "Area of Special Concern" as identified by the State of Connecticut Department of Environmental Protection's Connecticut Natural Diversity Data Base, and located in the field within 35 days of the date of subdivision application.
- 6-01.c** Other public uses as referenced in Section 6-01 may include but are not limited to the following:²
 - 6-01.c.1** Conservation and improvement of natural features and green areas, including areas along highways, banks of rivers, streams, lakes and ridges;
 - 6-01.c.2** Retention of fish and wildlife areas, scenic vistas, woodlands, and hiking trails;
 - 6-01.c.3** Protection of natural drainage ways, floodwater retention areas, and water quality;
 - 6-01.c.4** Any land identified as an "Area of Special Concern" by the State of Connecticut Department of Environmental Protection, and located in the field within 35 days of the date of subdivision application.
 - 6-01.c.5³** Playground or tot-lot: If the Commission finds that a need for a playground or tot-lot is created by the subdivision the subdivider shall dedicate land for such use, and the plan of subdivision shall designate said land as public open space and said land may be deeded to the Town no later than the time of final acceptance of public improvements. The provision of land for park or playground purposes shall be in accordance with the following:

¹ revised, SA #19, effective 9/8/07

² revised, SA #19, effective 9/8/07

³ new, SA #19, effective 9/8/07

- (a) The amount shall be not less than 12,000 sq. ft. or an amount equal to 6 percent of the subdivision tract area, whichever is the greater amount.
- (b) The location and geography of the dedicated land shall be suitable for park and playground purposes and shall be acceptable to the Commission.

The land shall be graded and seeded or otherwise treated for ultimate use as required by the Commission.

The area shall be treated with landscaping and/or fencing along all residential lot lines, as approved by the Commission, to screen abutting lots from trespass or audible or visual intrusion from the recreation area. Landscaped berms shall be at least 4 feet high. Berms shall have a maximum slope of 3:1.

- (c) The land shall not be used by the developer during the construction of the subdivision unless approved in writing by the Commission or Director of Public Works.

6-01.2 The total area of subdivision to be reserved for Open Space shall be in a ratio of not less than one acre for each 25 lots with no area so required containing less than one-half (1/2) acre, except in the case of a playground or tot-lot.¹

6-01.3 Areas of Open Spaces shall abut or have direct access to a public street. Access strips shall not be included as part of the required area; shall be at least 20 feet wide, shall be graded in a reasonable manner suitable for pedestrian access, and shall have a full rail fence on both sides.²

6-01.4. When a subdivision of land is to be developed in sections, and the subdivider shall agree to dedicate an area of land in a future section of such overall subdivision equal to the requirements for open space in the portion to be immediately developed and shall grant to the Town an agreement to accept such dedication when such undeveloped portion is hereafter subdivided, then the Commission may waive the requirements for immediate provision of Open Space in the subdivision section which is part of a larger tract of land.

6-01.5 The location of Open Space shall be subject to approval by the Commission. In approving such location, the Commission shall take into consideration existing Public Open Space areas of future subdivisions.

¹ revised, SA #19, effective 9/8/07

² revised, SA #19, effective 9/8/07

- 6-01.6** Land to be used as Public Open Space shall be left in the condition for the purpose intended. Undesirable debris and material shall not be placed in such areas. Wooded and brook areas should be left natural where appropriate.¹

6-02 FEES IN LIEU OF OPEN SPACE

- 6-02.1** As set forth in Section 8-25 of the Connecticut General Statutes, the Commission may, at its option, authorize the applicant to pay a fee to the Town or to pay a fee to the Town and transfer land to the Town in lieu of the full requirements to provide open space as set forth in these regulations.

Authorization shall be granted by the Commission if and when it determines in its sole discretion that the conditions of a subdivision, i.e.: size, population density, existing open space in the neighborhood, topography, soils and characteristics are such that onsite open space is not desirable and a fee in lieu of open space is desirable.

- 6-02.2** Amount of fee: If the Commission concludes as set forth above that a fee in lieu of open space is desirable, then such fee or combination of fee and the fair market value of land transfer shall be equal to ten percent of the fair market value of the land to be subdivided prior to the approval of the subdivision.
- 6-02.3** The fair market value shall be determined by an appraisal performed on behalf of the applicant and submitted to the Commission. If the Commission disagrees with the appraisal, the Commission has the authority to request of the applicant, at the applicant's expense, to hire an appraiser of the Commission's choosing to perform another appraisal.
- 6-02.4** Any and all fees paid to the Town pursuant to this section shall be used in a manner set forth in Section 8-25 of the Connecticut General Statutes as amended.

¹ revised, SA #19, effective 9/8/07

SECTION SEVEN – SUBDIVISION APPLICATION PROCESS¹

7-01 SUBMISSION

The applicant may at any time file with the Commission an application for the consideration of a final subdivision plan in compliance with the provisions of Section Five herein. The Commission will receive applications for subdivision plan approval at the next regularly scheduled meeting following the filing of plans in the Planning Department, or within 35 days of such filing whichever is sooner, and shall hold any public hearing required within 65 days of such time of official receipt. Such public hearings shall be completed within 35 days after such hearing commences. The time to commence and/or complete the public hearing may be extended with the consent of the applicant for a period not to exceed that outlined in the Connecticut General Statutes. Said application shall be made on forms provided by the Commission and shall be signed by the owner of the land to be subdivided or duly authorized agent.²

7-02 DISCRETIONARY PUBLIC HEARING³

The Commission may hold a public hearing regarding any subdivision proposal if, in its judgment, the specific circumstances require such action. Notification of the public hearing shall be governed by Sec. 8-26 of the Connecticut General Statutes as amended.

7-03 CONSIDERATION OF FINAL SUBDIVISION PLAN

The Commission shall study the final subdivision plan and check that said plan, all accompanying plan-profiles, reports and other documents, and any additional information or changed conditions which necessitated alteration of the plan have been incorporated within the final plan per Section Five herein.

The Commission shall approve, modify and approve, or disapprove any subdivision application or maps and plans submitted therewith within 65 days after the public hearing is closed or, if no public hearing is held, within 65 days after official receipt of application, except that the time to render such decisions may be extended with the consent of the applicant for a period not to exceed that provided in the Connecticut General Statutes.⁴

7-04 The failure of an applicant to comply with the requirements of Section 5 APPLICATION AND PLANS FOR SUBDIVISION APPROVAL shall be sufficient reason for denial. Plans that are deemed to be incomplete shall be denied without prejudice.⁵

7-05 STAGED DEVELOPMENT

For any subdivision of land involving phases of development and approval, the record owner or duly authorized agent shall submit to the Commission an overall plan of the proposed subdivision which plan shall include all specifications required per Sec. 3 herein unless waived

¹ revised, SA #19, effective 9/8/07

² revised, SA #19, effective 9/8/07

³ revised, SA #19, effective 9/8/07

⁴ new, SA #19, effective 9/8/07

⁵ new, SA #19, effective 9/8/07

by the Commission. Said plan shall be used as a general guide only for future land development and shall not constitute final approval of the entire tract of land.¹

7-06 PRE-APPLICATION REVIEW

A pre-application review of a proposed subdivision plan by the Commission may be requested by an applicant in order to ascertain if the street layout, or any other proposal, meets with the requirements of these regulations, or to ask for consideration of any variation of a requirement.

An applicant may confer with any member of the staff of the Town of Southington with regard to any requirement of these regulations before the preparation of subdivision plans.

The submission of pre-application plans to the Commission shall not constitute an application of subdivision approval, and review of pre-application plans by the Commission shall not constitute action on any subdivision application.²

7-07 INFORMATIONAL MEETING

After submission of the final subdivision plan to the Planning Department, the Town Planner shall place the application on the agenda of the Planning and Zoning Commission's next regularly scheduled meeting for informational purposes. The purpose of said meeting shall be to apprise the Commission of the proposed application, highlight the major concerns of local officials, and provide a general discussion of the proposal. The Commission shall notify the applicant or his authorized agent of the date, time, and place of all meetings held in connection therewith.

7-08 INLAND WETLANDS - REGULATED ACTIVITIES

Any application proposing a regulated activity in a regulated area, as defined in Sec. 2.1, respectively, of the Inland Wetlands and Watercourses Regulations of the Town of Southington, shall be referred to the Conservation Commission for review and shall be governed by the rules and regulations therein.

7-09 GENERAL REVIEW

The Commission, upon receiving an application, shall forward copies for circulation among other local departments or officials concerned and shall solicit input from any State or Federal Department as required or deemed appropriate by the Commission.

¹ revised, SA #19, effective 9/8/07

² new, SA #19, effective 9/8/07

7-10 FIELD REVIEW

The applicant or duly authorized agent shall stake the center line of any proposed streets and flag any inland wetlands or watercourses as shown on the official Inland Wetlands maps of the Town of Southington or as determined by a certified soil scientist prior to field inspection by local officials and/or administrative bodies, unless waived by the Commission. The applicant shall notify the Planning Office within 24 hours that said staking or flagging has been completed.¹

7-11 OFFERS OF CESSION

The subdivider shall tender offers of cession, in a form certified as satisfactory by the Town Attorney, of all drainage and utility easements, hold harmless agreements, slope rights, and land included in streets or open space.

7-11.1 In the case of an industrial subdivision of land only, the applicant, with the approval of the Planning and Zoning Commission, may choose to hold in fee the land included in the street, in which instance the Town shall be exempt from all maintenance, repair, or replacement responsibility and obligation. Such approval by the Commission shall be based upon future development of the area and sound land use consideration. (effective 6/20/75)

7-12 EFFECTIVE DATE

The date of the Final Action by the Commission shall become the effective date of the approved subdivision plan.

7-13 RESUBDIVISION

7-13.1 A duly advertised public hearing shall be held by the Commission for each resubdivision application in accordance with Section 8-26 of the Connecticut General Statutes and as amended.

7-13.2 After said public hearing, the Commission may grant approval or disapproval of said resubdivision application in spite of any former approval, in accordance with Section 859 of the General Statutes.

7-13.3 In all other respects, an application for resubdivision shall be subject to the same requirements and procedures as a new subdivision.

7-14 REVISION OF SUBDIVISION

A revision of subdivision, as defined in Section 2-17 of these regulations may be approved by the Commission in accordance with Section Five herein.

7-15 STREET ACCEPTANCE

¹ revised, SA #19, effective 9/8/07

Final approval by the Commission shall not constitute acceptance or the dedication of any street, highway, park or other public space by or to the Town.

7-16 LEGAL REQUIREMENTS - STATE STATUTE

The signature of approval, notification of the Commission's action, the alteration of final subdivision plans and the filing of an approved subdivision or resubdivision shall be as specified by State Statutes and as amended. The applicant shall pay any necessary filing fees.

SECTION EIGHT – BONDING REQUIREMENTS

8-00 BONDING REQUIREMENTS

8-01 No building permit for any construction in the subdivision shall be issued nor any lot within the subdivision conveyed until a bond has been posted in accordance with all of the requirements of Section 8.01. No bond or letter of credit described herein shall be required as long as no building permit for construction is applied for and no lots are conveyed prior to acceptance of the public improvements by the Town.¹

8-01.01 A bond estimate shall be prepared by the Town Engineer and approved by the Commission as sufficient to guarantee the completion of all public improvements specified by the Commission and in conformity with the provisions of these Regulations. In computing the estimated cost of all public improvements, the Town Engineer shall add a percentage not exceeding 20%, to cover inflationary costs, contingencies, and administrative or other costs to the Town in case of default. The Commission may accept assurance, in writing, from each of the utility companies whose facilities are proposed to be installed in the subdivision, in lieu of bond.²

The bond estimate shall be based on the actual cost of construction and installation of all streets, sidewalks, curbs, storm drainage facilities, public utilities, fire hydrants, parks, walkways and fencing, street lights, street name signs, traffic signs, pavement markings, telephone and electric service, planting of street trees and other required landscaping, retaining walls or other structures, easements, as built drawings and monumentation, which are proposed in the plan of subdivision or any phase of a plan of subdivision. Unit prices shall be as specified by the Town Engineer.³

No bond shall be accepted for a period of less than 5 years and 3 months from the date of the approval. In the event the subdivider shall fail to install all improvements within five (5) years from the date of approval, the term of the performance bond may be extended by the Commission upon request of the developer and subject to the receipt of an agreement of such extension by the bank that issued the ⁴irrevocable letter of credit. However, such extension shall not exceed a period of one (1) year.

8-01.01.a The estimated costs of measures, as determined by the Town Engineer, required to control soil erosion and sedimentation, as well as a lump sum figure for possible clean-up efforts for failure to comply, as specified in the plan, shall be covered in the form of a certified check payable to the Town of

¹ revised, SA #19, effective 9/8/07

² revised, SA #19, effective 9/8/07

³ new, SA #19, effective 9/8/07

⁴ revised, SA #23, effective 3/20/10

Southington¹. Said bond² shall be separate from and in addition to the bonding requirements for all other public improvements pursuant to Section 8 herein.

8-01.02 The performance bond filed by the applicant shall be in the form of a certified check made payable to the Town of Southington³ an irrevocable letter of credit in favor of the Town of Southington in a form satisfactory to the Town Attorney and in an amount recommended by the Town Engineer.⁴ If the bonding requirements for work, excluding erosion and sedimentation control, exceeds \$25,000, and the developer wishes to submit an insurance bond, the insurance bond must meet or exceed the following minimum standards:

1. The surety company shall maintain permanent offices within the State of Connecticut.
2. The surety bond agreement shall contain the following provisions, at a minimum:
 - a. that payment shall be made in full within 65 days of written demand by the Commission or its agent; and
 - b. that failure to make full payment within such time shall automatically and without further demand result in a penalty of one (1%) of the total outstanding bond for each calendar month or part thereof that such payment is delayed past the date of demand; and
 - c. that if litigation is required to collect the said surety bond, the surety company shall pay to the Commission the costs thereof, including witness fees, court entry fees, legal fees, and any other costs and expenses of such litigation; and
 - d. the surety company shall agree to indemnify and hold harmless the Commission and the Town of Southington against any and all claims of damage or injury sustained upon, or as a result of, the incomplete public improvements during the period following the demand for payment on said surety bond, and for restoration of any damage or deterioration (including, but not limited to, erosion and sedimentation damages) resulting from such delay in payment; and
 - e. such other provisions as the Commission's legal counsel shall require.⁵

8-01.03 There shall be filed with the bond, in a form acceptable to the Town Attorney and Town Engineer, and a temporary right of access and construction to the premises constituting the subdivision, in a form acceptable to the Town Attorney, including the area of all required off-site improvements, granting to the agencies of the Town

¹ revised, SA #23, effective 3/20/10

² revised, SA #23, effective 3/20/10

³ revised, SA #23, effective 3/20/10

⁴ new, SA #19, effective 9/8/07

⁵ revised, SA #24, effective 11/19/11

of Southington in their sole discretion the right to enter the premises for purposes of inspections and effectuating emergency repairs and maintenance of facilities, including but not limited to, proposed public streets, water, sewer and storm drainage utilities and other facilities under construction but not yet dedicated to the Town.¹

8-02 The Commission may reduce the bond amount as the work progresses if the Town Engineer or his designee approves the completed improvements, provided that it shall not be reduced to less than 10% of the total estimated cost of construction and completion.²

8-03 The developer shall have the option of constructing public improvements without posting a complete performance bond subject to the following conditions:

8-03.a The developer shall notify the Commission in writing of this option and all work shall be subject to the required inspection procedures.

8-03.b The developer shall file a security agreement with the Planning and Zoning Commission in a form approved by the Town Attorney and duly recorded in the land records. Said agreement shall include, inter alia, that the developer cannot sell, assign nor dispose of any lots nor apply or receive any building or zoning permits until the public improvements are fully completed to the satisfaction of the Town Engineer or until a proper bond has been filed and accepted by the Commission in lieu thereof.

8-03.c All deeds for open space and any easements for drainage and sanitary sewer, both within the subdivision and across other property must have been executed and delivered to the Town Clerk, with a copy for the Commission's files. The Town shall not accept the road deed until all improvements and easements connected therewith have been completed to the satisfaction of the Town Engineer or a performance bond is posted to complete any unfinished work.³

8-03.d The Commission shall grant any bond release request within 65 days of application unless it provides to the subdivider a written explanation as to the additional work that must be done before the bond is released.⁴

- Partial release of bond - The applicant may apply for a partial release of the bond. Such partial release shall be executed by the Commission if, after inspection, it is found that the remaining security is adequate to cover the then estimated cost of completion of public improvements plus 10% of the original total established security.

¹ new, SA #19, effective 9/8/07

² new, SA #19, effective 9/8/07

³ revised, SA #19, effective 9/8/07

⁴ new, SA #24, revised 11.19.11

- 8-03.e Upon completion of all public improvements as required, the Commission may accept said public improvements no earlier than 12 months after the Director of Public Works indicates in writing of satisfactory completion of public improvements. The developer can request that the Commission consider accepting a bond valued at not less than 10% of the public improvements for a term of 12 months in conjunction with formal acceptance of public roadway prior to the end of the 12 month period¹.
- 8-03.f The developer or owner of record of any vacant lot within an approved subdivision or any lot on an accepted town road shall be required to post a performance or cash bond, in an amount satisfactory to the Town Engineer, prior to the issuance of a building permit. The amount of said bond shall provide coverage to ensure against damage to pavement, curbing, sidewalk, storm drainage, utilities, and other public improvements and the installation and maintenance of required soil erosion and sedimentation controls. The Town Engineer shall inspect said lot and damage to any public improvements shall be repaired prior to issuance of a Certificate of Occupancy by the Building Inspector. Said bond shall not be released until all repairs have been completed.
- 8-03.g When a subdivision is built, and thus bonded, in sections, approval shall not be granted for subsequent sections if the time period on a bond for a previous section has elapsed without having had all required work completed to the satisfaction of the Town; unless otherwise waived by the Commission.
- 8-03.h If, after due notice, the improvements for which the bond has been posted have not been fully completed within the time limit established in the bond or there are any deficiencies in the quality of any portion of the work or the work fails in any way to be completely acceptable to the Commission as meeting the standards required by the Town specifications, the notices shall be sent to the developer and bonding company, after proper action has been taken by the Planning and Zoning Commission to formally vote the calling of the bond, advising the developer and bonding company of the default and forfeiture and that the Town will proceed by contract or such other means as is more suitable for the situation, with the completion of the bonded improvements.

8-04 The developer shall furnish to the Planning and Zoning Commission a certificate of insurance naming the Town as an additional insured and agreeing to hold the Town free and harmless from any and all suits or claims which may arise as a result of said subdivision work and construction. Such policy shall remain in effect until such time as the roads are accepted by the Town, or the performance bond is totally released, whichever is latest.²

¹ revised, SA #24, effective 11.19.11

² revised, SA #19, effective 9/8/07

8-05 Procedure for filing subdivision mylar

Deeds for all land to be transferred, easements, rights to flow, and bonding must be in place prior to filing mylar. The erosion and sedimentation bond must be posted as certified check or irrevocable letter of credit. The subdivision and public improvement bonding can be posted, or, the developer can choose to file a security agreement as detailed in Section 8-03.b.¹

¹ new, SA #24, effective 11/19/11

SECTION NINE – CERTIFICATE OF OCCUPANCY REQUIREMENTS

9.0 CERTIFICATE OF OCCUPANCY REQUIREMENTS¹

No Certificate of Occupancy for any construction in the subdivision shall be issued until the following requirements have been met:

- 9.01** Street name signs are installed at the developer's expense in accordance with Public Improvement Standards prior to the issuance of any Certificate of Occupancy.

Street names shall not duplicate or too closely resemble any existing street name within the Town. When streets are extended, the existing street name shall be used.

- 9.02** In the event that a building is constructed prior to the completion of the adjoining street, such building shall not be used or occupied unless the Town Engineer or his authorized representative has approved a partially constructed street finished to a bituminous concrete binder course, and has approved the drainage therein and traffic control signs and pavement markings as required by the town's traffic authority have been installed. At the time the binder course of pavement is installed, all structures, including sanitary and storm sewer manholes and catch basins, must be set to the elevation of the binder course of pavement. Prior to installation of the wearing course of pavement, all structures shall be adjusted to the elevation of the final course of pavement.

- 9.03** Confirmation by the Town that all property line changes have been marked with an iron or steel rod as required.

¹ New, SA #19, effective 9/8/07

SECTION TEN – FINAL ACCEPTANCE PROCEDURE FOR PUBLIC IMPROVEMENTS¹

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

SECTION ELEVEN: ACTIVITIES REQUIRING A CERTIFIED EROSION AND SEDIMENT CONTROL PLAN¹

An application for approval of a soil erosion and sediment control plan in accordance with these regulations shall be submitted with any subdivision application when the disturbed area of such subdivision development is cumulatively more than one-half acre.

11.01 Exemptions

Construction and related activity for single family homes which are not a part of a subdivision of land shall be exempt from the provisions of these regulations. Erosion Control measures are still required as necessary.

11.02 Erosion and Sediment Control Plan

To be eligible for certification, a soil erosion and sediment control plan shall contain proper provisions to adequately control accelerated erosion and sedimentation and reduce the danger from storm water runoff on the proposed site based on the best available technology. Such principles, methods and practices necessary for certification are found in the Connecticut Guidelines for Soil Erosion and Sediment Control (2002), as amended. All plans shall be developed in accordance with of said Guidelines and these regulations. Alternative principles, methods and practices may be used with approval of the Commission.

Said plan shall contain, but not be limited to:

- (a) A completed application form prescribed by the Planning and Zoning Commission.
- (b) A erosion and sediment control narrative describing:
 - 1. the development and the name, address and phone number for the person who shall carry out the E&S plan;
 - 2. the schedule for grading and construction activities including:
 - a. start and completion dates;
 - b. sequence of grading and construction activities;
 - c. sequence for installation and/or application of soil erosion and sediment control measures;

¹ new section, SA #19, effective 9/8/07

- d. sequence for final stabilization of the project site;
 - 3. the design criteria for proposed soil erosion and sediment control measures and storm water management facilities;
 - 4. the construction details for proposed soil erosion and sediment control measures and storm water management facilities;
 - 5. the installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities;
 - 6. the operations and maintenance program for pre and post development for the proposed soil erosion and sediment control measures and storm water management facilities;
- (c) A site plan map at 1" = 40' scale and a sheet size of 24" X 36" to show:
- 1. the location of the proposed development and adjacent properties;
 - 2. the existing and proposed topography including soil types, wetlands, watercourses and water bodies;
 - 3. any existing structures on the project site;
 - 4. the proposed area alterations including cleared, excavated, filled or graded areas and locations of proposed structures, utilities, roads, and if applicable, new property lines and proposed easements;
 - 5. the location of and design details for all proposed soil erosion and sediment control measures and storm water management facilities;
 - 6. the sequence of grading and construction activities, including phasing;
 - 7. the sequence for installation and/or application of soil erosion and sediment control measures;
 - 8. the sequence for final stabilization of the development site;
 - 9. narrative as described above;
 - 10. soil stockpile areas;

11. all E&S controls which include hay bales, silt fence, stone check dams, sedimentation basins, protection of drainage inlets, dewatering pits, anti-tracking pads, etc.

12. E&S details and pertinent notes.

Any other information deemed necessary and appropriate by the applicant or requested by the Commission or its designated agent.

The number of copies of the narrative and site plan required from the applicant for submittal shall be prescribed by the Planning and Zoning Commission.

Soil erosion and sedimentation control plans shall bear the stamp and/or signature of a registered engineer, landscape architect, or certified soil scientist and shall contain the following certification signature blocks:

"I hereby certify that this plan is in compliance with the Town of Southington Soil Erosion and Sedimentation control Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation control dated 2002, as amended."	
(Signature) _____	
(Name) _____	Certification No. _____
"The Planning and Zoning Commission certifies that the Soil Erosion and Sedimentation Control Plan complies with the requirements of the Town of Southington Regulations and the Connecticut Guidelines for Soil Erosion and Sedimentation Control dated 2002, as amended."	
Signature _____	
Date of approval _____	

11.03 Issuance or Denial of Certification

- a. The Planning and Zoning Commission shall either certify that the soil erosion and sediment control plan, as submitted for filing, complies with the requirements of this regulation or deny certification when the development proposal does not comply with these regulations. Nothing in this certification action shall imply that the Commission is acting in a design or engineering capacity or guaranteeing the measures approved shall eliminate erosion or sedimentation: it only certifies that the plan submitted meets the minimum requirements of these regulations for a soil erosion and sediment control plan.

- b. Nothing in these regulations shall be construed as extending the time limits for the approval of any application under Chapters 124, 124A or 126 of the General Statutes.
- c. Prior to certification, any plan submitted to the municipality may be reviewed by the County Soil and Water Conservation District or by a consultant engaged by the Town at the expense of the Developer, either of whom may make recommendations concerning such plan, provided such review shall be completed within thirty days of the receipt of such plan.
- d. The Commission may also forward a copy of the development proposal to the Conservation Commission or other review agency or consultant for review and comment.

11.04 Conditions Relating to Soil Erosion and Sediment Control

- a. The estimated costs of measures required to control soil erosion and sedimentation, as specified in the certified plan, shall be covered in a performance bond in conformance with the provisions specified under Section 8.00. The amount of said bond must be approved by the Town Engineer and by the Town Attorney.
- b. Site development shall not begin unless the soil erosion and sediment control plan is certified, control measures and facilities required in the plan which are scheduled for installation prior to site development are installed and functional and the required bond is posted with town.
- c. Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the certified plan, and one copy of the certified plan shall be on the project site during construction.
- d. All control measures and facilities shall be maintained in effective condition to ensure the compliance of the certified plan.
- e. It is the developer's responsibility to correct erosion or sedimentation problems in the field and take appropriate measures to avoid such problems. In the event that the erosion and sediment control measures certified by the Planning and Zoning Commission are not functioning to prevent erosion and sedimentation, either through inadequate design, emergency conditions, or unforeseen field conditions, said Commission shall direct the developer to revise the plan to correct and/or eliminate any deficiencies in the erosion and sedimentation control measures, and to install and maintain new measures. The developer shall promptly comply with said directions of the Commission.

- f. In the event that the developer wishes to make any changes in the certified plan, the developer shall submit a revised plan to the Commission. The Commission shall after a review of said revised plan, either certify or deny certification of the revised plan in accordance with the provisions herein.
- g. The Commission shall designate agents who shall have the authority to order and/or approve changes to certified plans in the event of unforeseen field conditions which require immediate remedial measures to improve the effectiveness of certified plans.
- h. In the event that a developer fails to perform the work within any time limits specified in a certified plan or fails to perform any work in accordance with a certified plan, the Commission or any agent designated by it to act shall advise the developer and the surety in writing of this fact and direct that any necessary work be completed within a specified time. If the developer and/or the surety do not comply with the directions of said Commission or its designated agent, the Commission may arrange for said necessary work to be done by Town forces and recover the cost thereof from the developer and/or the surety.

11.05 Inspection

Inspections shall be made by the Commission or its designated agents during development to ensure compliance with the certified plan and that control measures and facilities are properly performed in installed and maintained. The contractor shall verify through progress reports that soil erosion and sediment control measures and facilities have been performed or installed according to the certified plan and are being operated and maintained. Progress reports shall correspond to the construction/installation sequence of the certified plan.

11-06 Nothing in these regulations shall be construed as extending the time limits for the approval of any application under Chapters 124, 124A or 126 of the General Statutes.

11-07 The estimated costs of measures, as determined by the Town Engineer, required to control soil erosion and sedimentation, as well as a lump sum figure for possible clean-up efforts for failure to comply, as specified in the plan, shall be covered in the form of a certified check payable to the Town of Southington¹. Said bond² shall be separate from and in addition

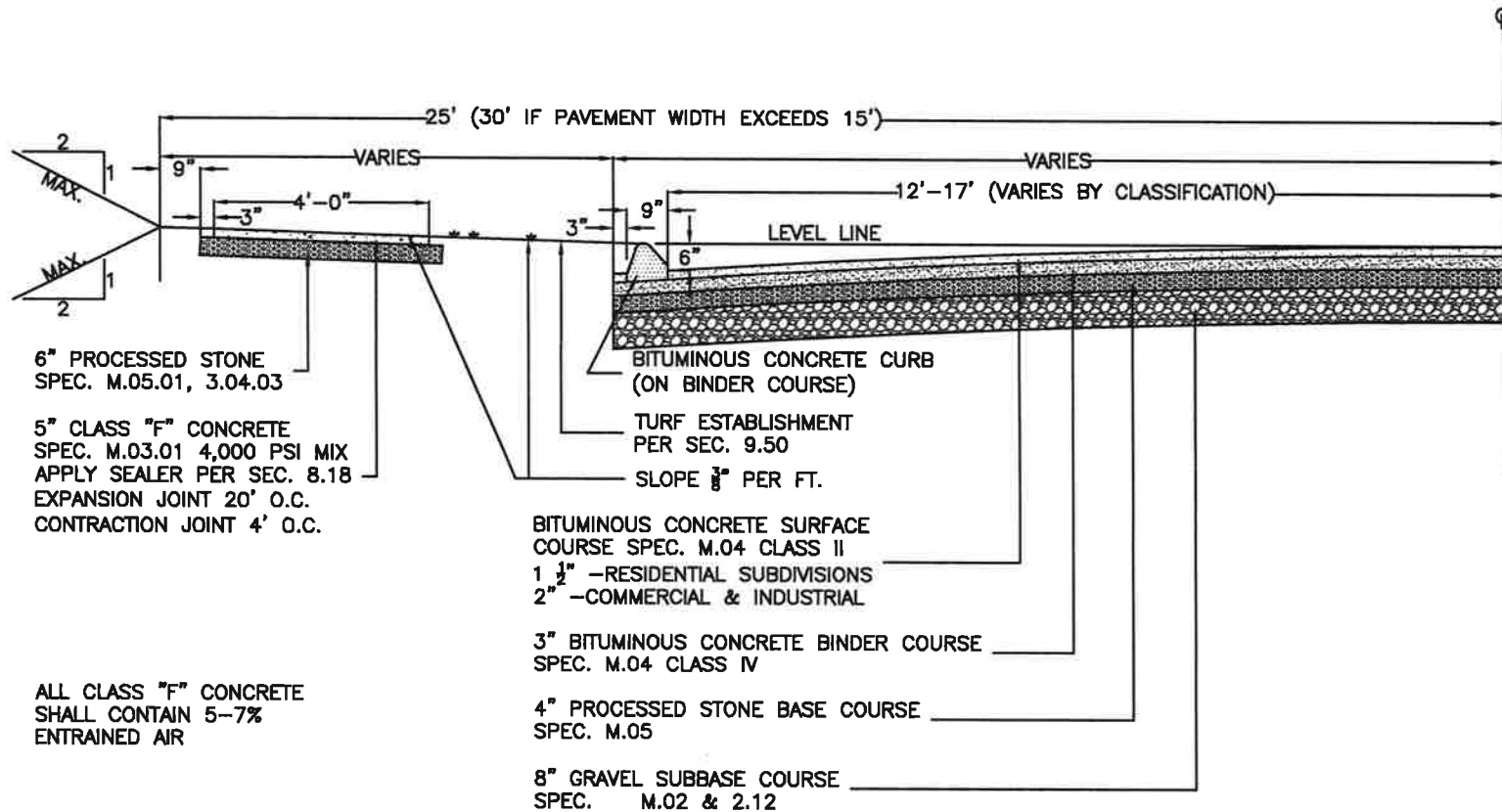
¹ rev. SA #23, eff. 3/20/10

² rev. SA #23, eff. 3/20/10

to the bonding requirements for all other public improvements pursuant to Section 8 herein.

- 11-08** Site development shall not begin nor shall any building permit be issued until the soil erosion and sedimentation control plan is certified and those control measures and facilities in the plan scheduled for installation prior to site development are installed and functional.
- 11-09** Inspections shall be made by the Commission or its designated agent during development to ensure compliance with the certified plan and that control measures and facilities are properly performed, installed, and maintained. Failure of the applicant or assignee to install and/or maintain any and all improvements and/or any necessary clean-up for failure to install said improvements shall be cause for the Commission to call the surety for said improvements within one (1) week after notification by certified mail of the need for such erosion and sedimentation control. The subdivider shall give the Town the right to enter onto the property to perform the necessary work.

Appendix A

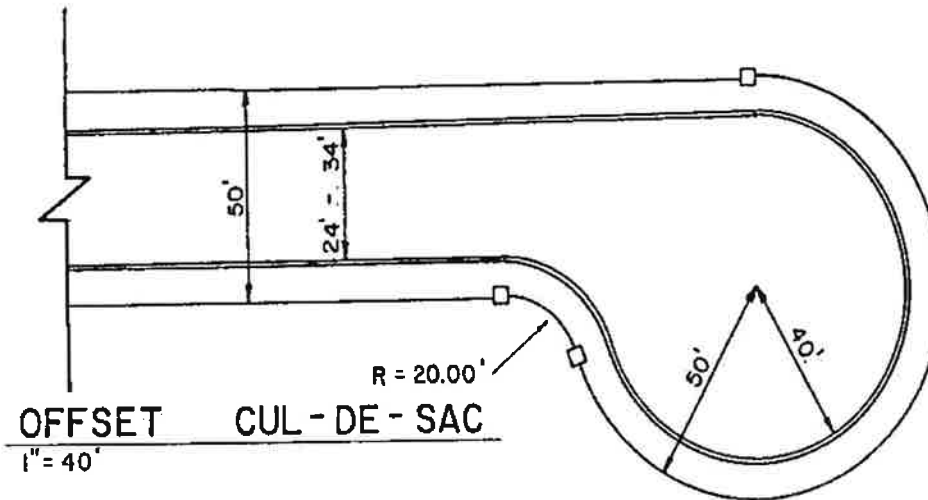


NOTE: AN INTERSECTION GRADING PLAN WITH 1/2 FOOT CONTOURS IS REQUIRED FOR ALL APPLICATIONS THAT PROPOSE A NEW INTERSECTION OR THE MODIFICATION OF AN EXISTING INTERSECTION.

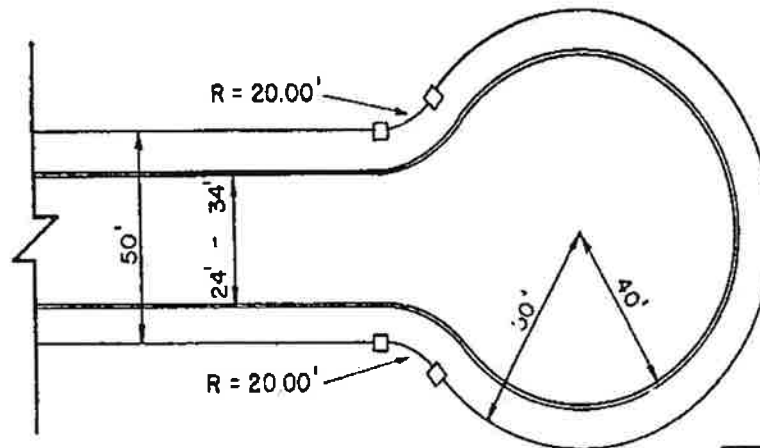
ALL SPECS FROM DOT FORM 817 ADOPTED 2016

TOWN OF SOUTHLINGTON			
STANDARD SECTION FOR CONSTRUCTION OF SUBDIVISION ROADWAYS			
MO. MARCH	YR. 2017	HORIZ. N.T.S.	VERT. N/A
DESIGNED BY	A.S. TURNQUEST	SHEET NO.	
DRAWN BY	DPN	1	
CHECKED BY	JAG	1	
APPROVED BY	KPH	DATE	3/17/17

EXHIBIT R



OFFSET CUL-DE-SAC
1" = 40'



STANDARD CUL-DE-SAC
1" = 40'

TOWN OF SOUTHLINGTON
TYPICAL CUL-DE-SACS

TOWN ENGINEER: ANTHONY J. TRANQUILLO DRAWN BY: J. B. S.

AS APPROVED BY THE PLANNING & ZONING
COMMISSION DATE: August 6, 1982

Streetworks

DESCRIPTION

The Lexington LED outdoor luminaire displays the old-fashioned charm of traditional lantern-type post top lighting, enhancing any setting with distinctive styling. As a decorative luminaire, the Lexington LED tastefully complements the architectural and environmental design of parks and roadways. It's patented LightBAR™ technology delivers uniform and efficient illumination to pedestrian and roadway applications.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

TOP: Hinged die-cast aluminum top with cupola cover. SCREWS: Captive retaining screw. HOUSING: Die-cast aluminum base housing. Standard color is black. Other finish colors available. Consult your Streetworks representative. 1" ANSI wattage/source label.

Optics

Choice of symmetric or asymmetric distributions with refractive lens panels. Clear lens panels also available. 4000K CCT (+/- 275K), minimum 70 CRI.

Electrical

LED drivers are potted and equipped with heat sinks for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (120V-277V/50-60Hz), greater than 0.90 power factor, and operating temperature range from -30°C to +40°C. Includes surge protection for transient line surges up to 10kV. Standard three-position tunnel-type terminal block. System is rated for 90% lumen maintenance at 60,000 hours (compliant with IESNA TM-21).

Mounting

Self-aligning pole-top fitter fits 2-3/8" and 3" O.D. tenons. Square headed 1-1/4" polymer coated mounting bolts.

Finish

Cast components finished in a Super durable black TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include: bronze, grey and white. RAL and custom color matches available.

Warranty

Five-year warranty.



LXF/LXT LEXINGTON LED

1 LightBAR=26W (Nominal)

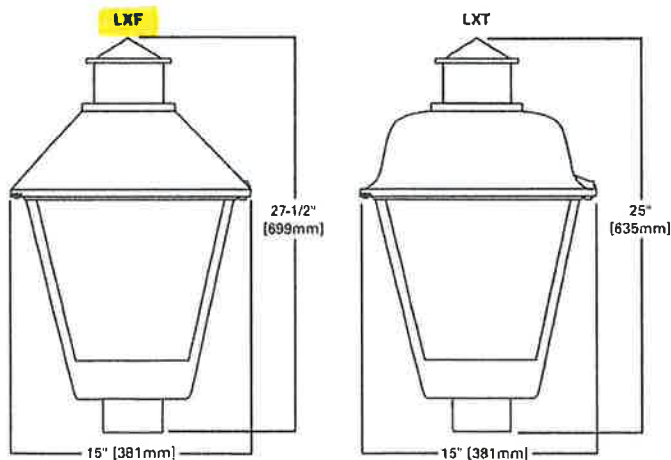
2 LightBARS=52W (Nominal)

LED

OR EQUAL

DECORATIVE POST TOP
LUMINAIRE

DIMENSIONS



OR EQUAL

CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARS
LM79 / LM80 Compliant

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
-30°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
1.7

SHIPPING DATA

Approximate Net Wt:
25 lbs. (11 kgs.)

POWER AND LUMENS

Number of LightBARs		E01	E02	F01	F02
LightBAR Type		E Bars (21 LEDs)	E Bars (21 LEDs)	F Bars (7 LEDs)	F Bars (7 LEDs)
Power (Watts)		25W	52W	26W	55W
Optics					
SYM	Lumens	2,469	4,939	2,038	4,077
	BUG Rating	B1-U3-G2	B2-U4-G3	B1-U3-G2	B2-U4-G3
ASYM	Lumens	2,645	5,290	2,183	4,367
	BUG Rating	B2-U3-G2	B3-U3-G3	B1-U3-G1	B2-U3-G2

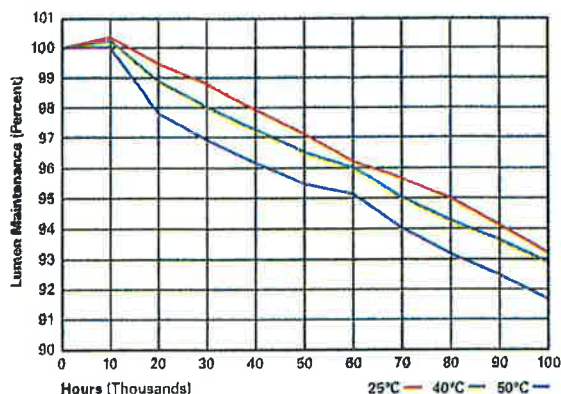
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.98

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



ORDERING INFORMATION

Sample Number: LXF-E02-LED-E-U-SYM-4-BK

Product Family ¹	Number of LightBARs ^{2,3}	Source Type	Driver	Voltage	Distribution
LXF=Lexington LXT=Lexington w/Traditional Top	E01=(1) 21 LED LightBAR E02=(2) 21 LED LightBAR F01=(1) 7 LED LightBAR ⁴ F02=(2) 7 LED LightBAR ⁴	LED=Solid State Light Emitting Diodes	E=Non-Dimming D=Dimming ⁵	U=Universal (120-277V)	SYM=Symmetric ASYM=Asymmetric
Options (Add as Suffix)				Accessories (Order Separately)	
7030=70 CRI / 3000K CCT ⁶ 7050=70 CRI / 5000K CCT ⁶ 7060=70 CRI / 6000K CCT ⁶ 8030=80 CRI / 3000K CCT ⁶ 2L=Two Circuits ⁷ 4=NEMA Photocontrol Receptacle 4N7=NEMA 7-PIN Photocontrol Receptacle ⁸ CLP=Clear Lens Panels ⁹ T=3/4" Pendant Mount Provision S=Snap Latches for Tool-less Light Replacement J=Factory Installed Ladder Rest U=UL/CSA Listed HSS=Factory Installed House Side Shield ¹⁰ AP=Grey BK=Black BZ=Bronze WH=White				OA1222=10kV Surge Replacement Module	

NOTES:

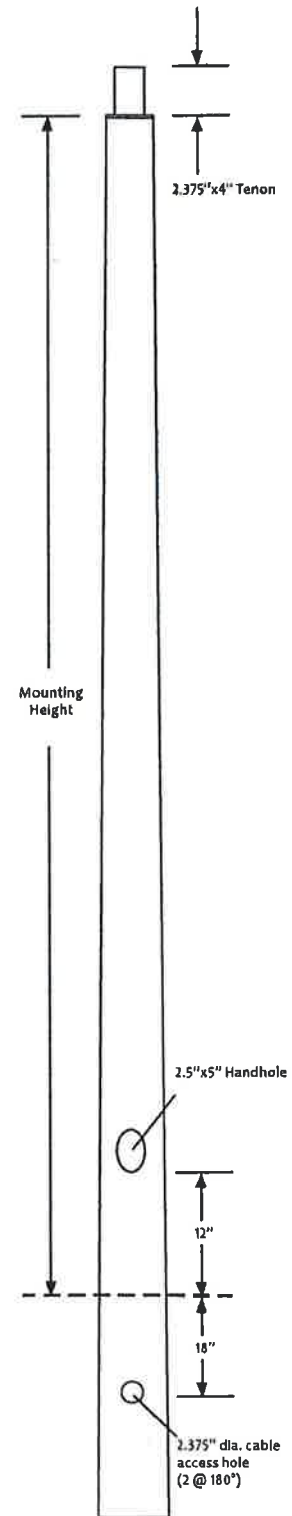
- Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
- LED LightBAR powered by 350mA.
- Standard 4000K CCT and nominal 70 CRI.
- Consult factory for F-bar photometric data.
- Must specify 4N7 option.
- Consult factory for lead times and multiplier.
- Low-level output varies by bar count. Consult factory. Requires two LightBARs.
- Must specify dimming driver.
- Only available in symmetric optical distribution. Consult factory for photometric data.
- One per LightBAR. Will considerably reduce lumen output.

POST TOP : Direct Burial

CMT Catalog Number	Nominal Mounting Height (ft.)	Shaft Length (ft.)	Weight of Pole (lb.)	Tip O.D. (In.)	Butt O.D. (In.)	Maximum EPA		
						80 MPH	100 MPH	120 MPH
50# Vertical Load								
TB13-B-50	10	13	24	3.00	5.80	6.0	4.0	3.3
TB16-B-50	13	16	38	3.00	4.55	6.0	4.3	3.3
TB20-B-50	16	20	45	3.00	7.27	6.0	3.5	3.3
TB24-B-50	20	24	67	3.00	8.18	6.0	3.5	3.3
200# Vertical Load								
TB24-D-200	20	24	88	4.41	9.59	8.5	6.0	6.0
TB30-D-200	25	30	106	4.41	10.80	7.5	5.0	5.0
TB35-D-200	30	35	147	4.41	11.97	8.0	4.5	4.5
TB40-D-200	35	40	170	4.41	12.93	7.5	4.5	4.5
TB46-F-200	40	46	226	5.12	15.04	9.0	5.0	5.0
TB50-F-200	44	50	259	5.12	15.75	8.6	4.3	4.3
300# Vertical Load								
TB35-F-300	30	35	160	5.12	12.68	10.5	6.3	6.3
TB40-F-300	35	40	201	5.12	13.64	10.5	6.3	6.3
TB46-F-300	40	46	250	5.12	15.04	10.5	6.0	6.0
TB50-F-300	44	50	303	5.12	15.75	10.5	5.2	5.2

For 140 MPH, see High Wind Speed section.

OR EQUAL



Don't see what you need? Call us. We can build it!

Maximum EPA is calculated using wind velocities shown with a 1.3 gust factor. Poles are available with other EPA specifications. Contact factory.

Total weight of fixture(s) and bracket(s) should not exceed vertical load shown above.

Standard features are as shown on drawing. Available optional features are listed in the order grid on Page 2, and in the Accessories pages.

Slip-fit tenon to be used only with 50# vertical load series.

Tenon-mounted side arm brackets should be used only in symmetrical double, triple, or quad arrangements. Available bullhorn brackets are listed in the Accessories section.

Direct Burial Pole Installation Guide

Suggested Installation Procedure for Direct Burial Poles

1. Auger a hole that is a minimum of 6 inches wider than the butt of the pole. The suggested depth (dimension "A") is:

Up to 18 ft. mounting height:	3 ft.
18.1 to 25 ft.	4 ft.
25.1 to 40 ft.	5 ft.
40.1 to 50 ft.	6 ft.
2. Remove any protective wrapping from the pole and place the butt end of the pole in the center of the hole (Figure 1). As the pole is lowered into the hole, feed the underground wiring through the cable entrance hole(s) toward the handhole.
3. Hold the pole upright while backfilling the hole according to soil conditions as follows:
 - a. Poor soil: If the area is sandy or often retains water, a crushed aggregate material or concrete may be needed for backfill.
 - b. Good soil: If the soil is firm and does not retain water, the soil that was removed while augering the hole can be used as backfill.
4. Place approximately 4 to 6 inches of backfill into the hole. Plumb the pole from two positions, 90 degrees apart. To plumb the pole, hold a plumb-bob at a suitable distance from the pole and align it with the plumb-bob. Once the pole is plumbed, tamp the backfill thoroughly. Continue supporting the pole.
5. Add another 4 to 6 inches of backfill and tamp thoroughly. Re-plumb the pole two to three times before the backfill level reaches the ground line.
6. Place an additional 2 to 3 inches of backfill above the ground line (Figure 2) and tamp thoroughly.
7. Connect all wiring at the handhole.

Figure 1

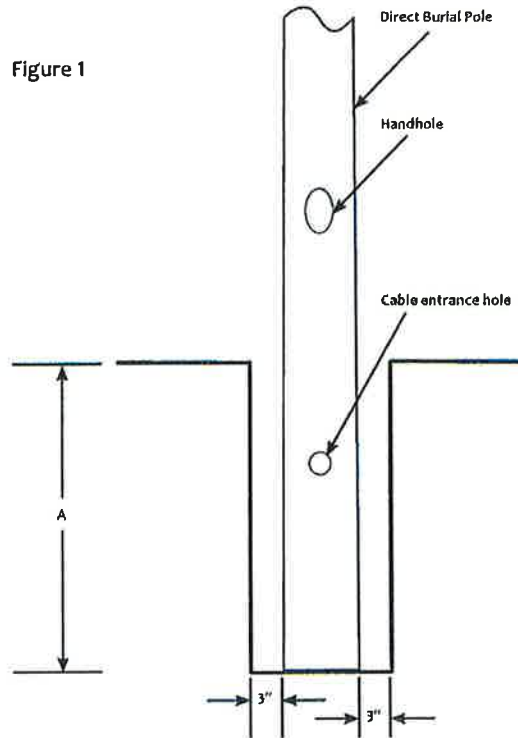
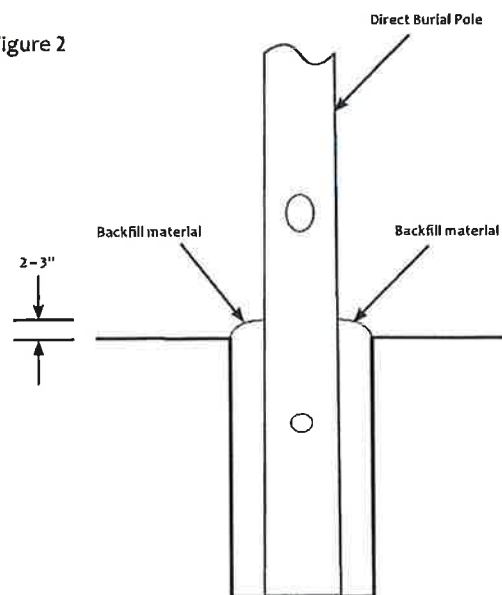


Figure 2



Note: This information is intended only as guidance.

CMT does not assume any responsibility for pole installation.

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