

SUBDIVISION REGULATIONS



Town of Colchester

Zoning and Planning Commission
127 Norwich Avenue
Colchester, CT 06415

**AMENDED THROUGH:
JUNE 1, 2010**

COLCHESTER SUBDIVISION REGULATIONS

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RECORD OF TEXT AMENDMENTS

Amd No.	Appl. No.	Approval Date	Effective Date	Section Amended	Summary of Amendment
001	RC#05-168	11/16/05	12/01/05	6.3.14	Amendment to text regarding Road Names
002	RC#05-170	2/15/06	2/15/06	7.1a	Update Construction Details
003	RC#10-204	5/19/10	6/1/10	6.3, 7.7	Pedestrian Access Requirements
004					
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006					
007					

SECTION I - PURPOSE AND AUTHORITY

- 1.1. The purposes of these Regulations are to provide for orderly growth and to establish standards for the design and construction of streets and other improvements in new subdivisions in the Town of Colchester. Under the authority granted by the General Statutes of the State of Connecticut, Chapter 126, as amended the Zoning & Planning Commission of the Town of Colchester, Connecticut, hereby adopts these Regulations for the subdivision of land. No subdivision of land shall be made until a plan for such subdivision has been approved by the Commission in accordance with the provisions of these Regulations.
- 1.2. In accordance with Section 8.26 of the Connecticut General Statutes, the Commission may waive certain requirements under the regulations by a three-quarters vote of all the members of the Commission in cases where conditions exist which affect the subject land and are not generally applicable to other land in the area, provided that the regulations shall specify the conditions under which a waiver may be considered and shall provide that no waiver shall be granted that would have a significant adverse effect on adjacent property or on public health and safety. The Commission shall state upon its records the reasons for which a waiver is granted in each case.
- 1.3. Penalty For Failure To Comply:

In accordance with Connecticut General Statutes Section 8-25, any person, firm, corporation, partnership or association making the subdivision or resubdivision of land without approval of the Commission shall be liable to a fine of Five Hundred (\$500.00) Dollars for each lot sold or offered for sale.

SECTION 2 - DEFINITIONS

- 2.1 Applicant shall mean the owner of the parcel to be subdivided or any person authorized to act for the owner by a written and signed statement from the owner to the Commission accompanying this application.
- 2.2 Commission shall mean the Zoning and Planning Commission of the Town of Colchester, Connecticut.
- 2.3 Town of Colchester shall mean all of the area within the boundary of the Town of Colchester and including the Borough of Colchester.
- 2.4 First Selectman shall mean the First Selectman of the Town of Colchester or his designee.
- 2.5 Regulations shall mean the subdivision regulations of the Town of Colchester, Connecticut.
- 2.6 Subdivision shall mean the division of a tract or parcel of land into three or more parcels or lots for the purpose, whether immediate or future, of sale, lease or building development, expressly excluding development for municipal, conservation or agricultural purposes, and includes re-subdivision.
- 2.7 Re-subdivision shall mean a change in the map of an approved or recorded subdivision or re-subdivision if such change:
- a. Affects any street layout shown on such map.
 - b. Affects any area reserved thereon for public use.
 - c. Diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such a map.
- 2.8 Plan shall mean the plan of the subdivision, including maps, profiles and other supporting documents as required in Section 5 of these Regulations.
- 2.9 Plan Approval shall mean all of the following:
- a. Vote of the Commission to approve or modify and approve the plan of subdivision. (see Section 4.4)
 - b. Posting of a bond to cover the cost of subdivision improvements unless such improvements have been completed by the applicant, (see Section 4.5) and
 - c. Endorsement of approval by the Chairman of the Commission (Section 4.6)
- 2.10 Street, Dead-end – A street closed at one end with an intersection with a through street at the other end, and also includes the term cul-de-sac street.

SECTION 3 - PRE-APPLICATION SKETCH PLAN

- 3.1 Purpose - Any person intending to subdivide land in the Town of Colchester is urged to present a sketch plan to the Commission for informal review prior to preparing the official subdivision plan. Presentation of the sketch plan is at the discretion of the applicant and is intended to insure that basic requirements can be met prior to incurring engineering, application and legal costs in connection with the proposed subdivision. The sketch plan provides both the Commission and the subdivider with an opportunity to raise questions and receive answers about the proposed subdivision and local regulations. The sketch plan enjoys no official status, and consent of the Commission with regard to its feasibility in no way implies approval of the official subdivision plan. No fee or application form is required for presentation and review of a sketch plan.
- 3.2 Procedure - Presentation and discussion of the pre-application sketch plan to the Commission may be arranged by contacting the Zoning Enforcement Officer, the Chairman or Secretary of the Commission at least seven days prior to a scheduled meeting of the Commission and requesting that discussion of the sketch plan be placed on the meeting agenda.
- 3.3 Contents - The sketch plan should be drawn at a scale of not less than one inch equals 100 feet and show the following:
- 3.3.1 The property boundary and adjacent property owners' names.
 - 3.3.2 Contour lines at intervals of at least 10 feet. These may be simple enlargements of or approximations from U.S.G.S. topographic maps.
 - 3.3.3 Locations of existing roads, structures, wetlands and water courses, rock outcrops and utility rights-of-way and easements, and any existing drainage structures and utilities.
 - 3.3.4 Locations of proposed roads, building lots and open space.
 - 3.3.5 A written statement indicating the proposed method of providing for water supply and sewage disposal.
 - 3.3.6 An indication of the total acreage of the tract to be subdivided and the approximate area of each lot.
 - 3.3.7 In the case of a major subdivision, the Commission urges that the sketch plan and its supporting data should be submitted in triplicate to facilitate the review process.
- 3.4 Test Pit Logs - Soil information is essential to the evaluation of land for subdivision. The Commission therefore urges that test pit logs be presented along with the sketch plan.

Locations of test pits should be shown on the sketch plan and should be provided on the basis of at least one every five acres, distributed evenly over the entire tract. Data for each test pit should be shown in a manner compatible with the form shown in Appendix A of these Regulations and shall be signed by a registered professional engineer. Data should include the soil types to a depth of 8 feet and the depth to groundwater table and/or bedrock. The classification of soils should be in accordance with the National Cooperative Soils Survey of the Soil Conservation Service of the U.S. Department of Agriculture.

SECTION 4 - PLAN SUBMISSION AND REVIEW PROCEDURES

- 4.1 Submission - Any person intending to make application for a subdivision of land in the Town of Colchester shall submit an application to the Code Administration office at least seven days prior to a scheduled meeting of the Commission. The plan shall be submitted with an application in the form prescribed in Appendix B of these Regulations and with the application fee and shall include five copies of all plans, profiles, maps and reports as required by these Regulations. The application fee is seventy-five dollars (\$75.00) plus twenty-five dollars per lot within the proposed subdivision. In the case of a re-subdivision the fee shall be one hundred dollars (\$100.00) plus twenty-five dollars (\$25.00) per lot, applying the number of new lots being created.
- 4.2 Hearing - The Commission may hold a Public Hearing regarding any subdivision proposal if, in its judgment, the specific circumstances require such action. No plan of re-subdivision shall be approved by the Commission without a Public Hearing. Such Public Hearing shall commence within sixty-five (65) days after receipt of the application. The applicant may consent to one or more extensions of this period, provided the total extension shall not exceed sixty-five (65) days. Notice of a hearing shall be published in a newspaper of general circulation in the Town at least twice at intervals of not less than two days, the first not more than fifteen days, nor less than ten days, and the last not less than two days prior to the date of such hearing, and by sending a copy thereof by registered or certified mail to the applicant. The Public Hearing must be completed within thirty (30) days after such hearing commences. The applicant may consent to one or more extensions of this period, the total extension not to exceed an additional thirty (30) days.
- 4.3 Referral - Whenever a subdivision of land is planned, the area of which will abut or include land in another municipality, the Commission shall, before approving the plan, submit it to the Regional Planning Agency or Agencies of the region or regions within which the other municipality is located. The Regional Planning Agency or Agencies receiving such referral shall, within thirty days, report to the Commission and to the applicant its findings on the inter-municipal aspects of the proposed subdivision. If such report of the Regional Planning Agency is not submitted within thirty days after the referral from the Commission, it shall be presumed that such agency does not disapprove of the proposed subdivision. The Regional Planning Agency's report shall be purely advisory.
- 4.4 Vote by the Commission - The Commission shall vote to approve, modify and approve, or disapprove any subdivision application or maps and plans submitted therewith within

sixty-five days after completion of the Public Hearing thereon or, if no Public Hearing is held, within sixty-five days after the official receipt thereof. Notice of the decision of the Commission shall be published in a newspaper having substantial circulation in the municipality and addressed by certified mail to the applicant by its Secretary or Agent, under his signature within fifteen days after such decision has been rendered. The failure of the Commission to act thereon, shall be considered as an approval, and a certificate to that effect shall be issued by the Commission on demand. The grounds for the action of the Commission shall be stated in the records of the Commission. The applicant may consent to one or more extensions of the time periods specified in this section, the total extension not to exceed the original period specified.

- 4.5 Posting of Bonds - Prior to endorsement of the plan, the Commission shall accept from the applicant performance bonds in an amount and with surety, or without surety with a cash bond, and conditions satisfactory to its securing to the municipality the actual construction and installation of all improvements as required in Section 7 of the these regulations which have not been completed by the applicant. The amount of the performance bond shall be determined by the Commission after consultation with the Town Engineer and Public Works Director as appropriate. The form of the bond, as required by the Town of Colchester shall be satisfactory to the Treasurer of the Town of Colchester.
- 4.6 Endorsement of the Plan- If the Commission votes to approve a plan or modify and approve a plan, its approval with the date thereof, together with a statement of any modifications applying to such approval, shall be endorsed and signed by the Chairman or Secretary of the Commission in the space provided for such purpose on 1) fixed line photographic polyester film, 2) original ink drawing on polyester film or linen or, 3) wash-off photographic polyester film copy of the plan provided by the applicant. In addition to the above, the applicant shall provide three paper copies of the final approved plan and a digital copy in an AutoCadd drawing file format, or other format acceptable to the Town. The Commission can waive this requirement, upon a written request from the applicant, if the applicant's plans are not digitally prepared. (effective 4/1/08)
- 4.7 Filing the Plan - The endorsed copy of the plan shall be filed by the applicant in accordance with Section 8-25 of the Connecticut General Statutes in the office of the Town Clerk and any plan not so filed within ninety days of the expiration of the appeal period, or in the case of an appeal within 90 days of the termination of such appeal by dismissal, withdrawal, or judgment in favor of the applicant. Any plan not so filed or recorded within the prescribed time period shall become null and void, except that the Commission may extend the time for such filing two additional periods of ninety days and the plan shall remain valid until the expiration of such extended time.
- 4.8 Time Limit on Completion - Any person, firm or corporation making any subdivision of land shall complete all work in connection with such subdivision within five years after the approval of the plan for such subdivision.

SECTION 5 - PLAN REQUIREMENTS

- 5.1 General Requirements. All plans, maps and profiles submitted with the application for a subdivision shall conform to Class A-2 standards for accuracy of the Code of the Connecticut Technical Council, Incorporated. All such documents shall be in the form of good quality white prints and shall be not more than thirty-six inches long and twenty-four inches wide. Each print shall have a one-half inch border on three sides and a two-inch border on the left side. Where more than one sheet is presented, they shall be bound at the left edge. All prints shall bear the following information.
- 5.1.1 The name or title of the subdivision.
 - 5.1.2 The name of the property owner.
 - 5.1.3 The name of the applicant.
 - 5.1.4 Names, registration numbers and seals of the land surveyor and/or engineer that prepared the drawing.
 - 5.1.5 Date, north point and scale of the drawing.
 - 5.1.6 A key map, drawn at a scale of not less than one inch equals 2,000 feet showing the location of the subdivision in relation to all existing roads within at least 2,500 feet thereof. Where only a part of the subdivision is shown on the sheet, a key map shall show its location in relation to the whole subdivision.
 - 5.1.7 The following statement: In accordance with Section 8.26.c. of the Connecticut General Statutes, failure to complete all work by _____ (five years from date of approval of this map) shall result in expiration of the Subdivision Plan.
- 5.2 Boundary Survey Map. The boundary survey map shall be drawn at a scale no greater than one inch equals 100 feet and shall show the following:
- 5.2.1 Boundaries, dimensions and acreage of the property to be subdivided.
 - 5.2.2 Boundaries of properties and names of property owners within 100 feet of the proposed subdivision.
 - 5.2.3 Locations and designations of all wetlands, water courses rock outcroppings, and slopes greater than 25%.
 - 5.2.4 Boundaries, dimensions, bearings, area and lot numbers of all proposed lots. (Lot areas may be shown in tabular form).
 - 5.2.5 All existing buildings, stone walls, and trees in excess of two feet in diameter.

- 5.2.6 All existing monuments, pipe markers and any other physical evidence concerning property boundaries. Where new markers are established, they shall be referenced to established points of the Connecticut Coordinate System, unless the applicant can show, in writing and to the satisfaction of the Commission, that such reference would be an unreasonable hardship because of distance or topographic problems.
- 5.2.7 Locations of all existing and proposed easements, rights-of-way and drainage rights and open spaces.
- 5.2.8 Locations of street rights-of-way, bearings, curve data, including arc length, radii, and central angles, street names, pavement widths, stations along center lines at 100-foot intervals, and locations of sidewalks and street pavement within the rights-of-way, for existing and proposed streets.
- 5.2.9 Contour lines at two-foot intervals, obtained by actual field survey or aerial topography. Elevations shall be referenced to U.S. Geological Survey datum. U.S.G.S. contour mapping is not acceptable when the proposed subdivision includes a new road or improvements to existing road.
- 5.2.10 Location of percolation test holes and deep soil test pits. All test holes and pits shall be numbered and data may be presented on separate sheets. Data should be accompanied by a written statement signed by the Health Officer, Building Official or a Sanitarian that percolation tests and examination of deep test holes were conducted in the presence of one of the above three officials or their designees. A percolation test and at least two deep test holes shall be conducted on each lot in the proposed subdivision in the proposed area of the leaching field when on-lot subsurface sewage disposal is to be used. In order to assure that test holes will have to be dug only once, they should be done in accordance with Sections 3.4 of these Regulations.
- 5.2.11 The words "Approved by the Colchester Zoning and Planning Commission" and a designated space for the date and signature of the Chairman.
- 5.2.12 Where applicable, the applicant shall present a written statement indicating his intentions for the use of other lands owned by him adjacent to the proposed subdivision.
- 5.2.13 On-site soil classification and limits, as per the New London County Soil Survey.
- 5.2.14 Zoning district boundary lines.
- 5.2.15 Location of flood zone(s) as per the FEMA (Federal Emergency Management Agency) Floodway Map.
- 5.2.16 At least one benchmark elevation with corresponding vertical datum.
- 5.2.17 Roadway intersection sight distances and limits of clearing required to achieve such distance.

5.2.18 Footing drain location and outlet with flow-line information for each dwelling.

5.3 Construction Plan - A construction plan, drawn at a scale of one (1) inch equals forty (40) feet, shall be submitted when any type of construction, such as roads, drainage, water supply or sewer systems, retaining walls, etc., is to be carried out in connection with the subdivision. The construction plan, prepared by a Connecticut registered professional engineer, and subsequent construction shall be in accordance with Form 814 of the Connecticut Department of Transportation, Bureau of Highways "Standard Specifications for Roads, Bridges and Incidental Construction" and any supplements and amendments thereof, unless otherwise specifically provided by these Regulations. The construction plan shall include the following, where applicable:

5.3.1 Plan and profile for all proposed streets, showing:

- a) Existing surface elevation along the center line.
- b) Locations, proposed grades, vertical curves with center-line elevations every fifty feet, except that such information shall be provided at ten foot intervals within eighty feet of the center-line cross point of an intersection.
- c) Location, size and invert elevations of existing and proposed storm rains, catch basins, manholes, bridges, culverts, and outfalls.
- d) Location, size and invert elevations of proposed sewers, if any.
- e) Location and size of all water supply and distribution facilities and hydrants.
- f) Cross sections at 100-foot intervals where existing terrain slopes more than ten percent.
- g) Sidewalk locations.
- h) Trees and other special landscape features to be installed by the applicant.

5.3.2 Where drainage systems are to be constructed, one copy of the construction plan shall be suitably marked to show watershed data used in the design of such systems and shall be accompanied by all calculations used in the drainage design, and include easements, rights-of-way, and rights to drain.

5.3.3 Erosion and Sediment Control Plan - In order to minimize the erosion of top soil and the depositing of sediments in drainage structures and water courses in the Town of Colchester, the Commission shall require that all plans for the subdivision of land include a plan showing the measures the applicant intends to take to control erosion and sedimentation during construction of the subdivision and to prevent its occurrence after completion of the subdivision. Erosion and sediment control plans shall conform to standards prescribed in the "Erosion and Sediment Control Handbook" of the Soil Conservation Service, U.S. Department of Agriculture. Copies of the Handbook are available from the office of the New London County Soil and Water Conservation District.

5.3.4 In the case of retaining walls or other special features, a drawing to a scale of one-quarter (1/4) inch equals one foot of all such details shall be furnished, along with design computations.

- 5.4 Supporting Documents - Before approval of any subdivision the Commission shall require the following:
- 5.4.1 Evidence of permits for activities that might be controlled by the Colchester Conservation Commission.
- 5.4.2 Where applicable, written statements attesting to the suitability of (1) water and sewer systems from the Utilities Commissions and/or the Director of Health and/or the Southeastern Connecticut Water Authority under provisions of Section 13 of Special Act 381 (1967), as amended, and (2) all other improvements, such as roads, drainage and monuments, from the First Selectman.
- 5.4.3 Offers of cession, in a form satisfactory to the Commission, of all land, including streets, recreation areas, drainage and utility easements and other public uses not specifically reserved by the subdivider for the use of the future owners of the lots and retained under deed by same.
- 5.4.4 For any subdivision with five (5) or more lots, the following materials prepared by a licensed Landscape Architect:
- a site inventory/analysis plan,
 - an overall lot/roadway layout, and
 - a written report identifying significant features on the site and identifying which of such features are to be preserved.
- 5.4.5 For any subdivision with twenty (20) or more lots, a traffic impact analysis prepared by a traffic engineer indicating:
- the expected average daily vehicular trips, peak hour volumes, and distribution of traffic,
 - access conditions at the intersections, and
 - the effect of the traffic upon the level of service of the streets and intersections providing access to the development.

SECTION 6 - DESIGN REQUIREMENTS

- 6.1 Purpose - The requirements of this section are intended to produce a safe, functional and attractive living environment in residential developments in Colchester. The basic intent is to provide a means for fitting the subdivision into the pre-existing natural setting with a minimum disturbance to the landscape. Due consideration shall be given to the Town Plan of Development, especially in the location and function of roads, public facilities and open space.
- 6.2 Lots - Proposed building lots shall be arranged and designed to make the best use of the natural terrain, to avoid unnecessary regrading, to protect the natural environment, and to preserve natural features. All lots shall conform to the following:
- 6.2.1 Lot area and dimensional standards shall be determined by the Zoning Regulations or as otherwise determined by the Commission in accordance with the Zoning Regulations, except that the Commission may require larger lots where needed to comply with the state or local health codes.
 - 6.2.2 Each lot shall be capable of containing a minimum square whose side dimensions shall be equal to the dimension required by the Zoning Regulations. The minimum square shall be contiguous buildable area as defined in the Zoning Regulations of the Town of Colchester, and shall contain the principal building.
 - 6.2.3 Wherever possible, without detriment to or destruction of natural and/or historical features, side lot lines shall be at right angles to the street and radial to curves.
 - 6.2.4 All proposed lots shall show the location of the proposed principal building, driveway, sewerage leaching fields (primary and reserve), and well.
 - 6.2.5 All lots in a proposed subdivision shall front on an existing street or on one proposed by the subdivision plan. If subdivision is to be phased, all lots within each phase shall front on an existing street, or on one proposed within that phase.
 - 6.2.6 All lots in a proposed subdivision shall require certification by the Town Director of Public Health that a functioning septic system with adequate reserve area can be provided in accordance with the requirements of the State Health Code, as amended.
 - 6.2.7 Flag lots in any subdivision shall:
 - 6.2.7.1 Conform to the requirements of Section 13.21 of the Zoning Regulations.
 - 6.2.7.2 Not be accessed from collector or arterial streets.
 - 6.2.7.3 Not exceed more than ten percent (10%) of the total number of lots in the subdivision or one (1) flag lot per subdivision, whichever is greater.
- 6.3 Streets - Proposed streets shall be in harmony with existing or proposed principal thoroughfares, as shown on the Town Plan of Development, especially in regard to safe

intersections with such thoroughfares. The design of each street shall reflect considerations of its function, vehicular and pedestrian safety, and its use by maintenance and emergency vehicles.

6.3.1 The classification of streets shall be as designated in the Town Plan of Development. Proposed streets not shown on such Plan shall be classified by the Commission.

6.3.2 Streets are defined and classified as follows:

a) Arterials - streets whose main function is the movement of vehicles from place to place or town to town. Access to properties is a secondary function of these streets. As identified in the Town Plan of Development, the following existing streets are classified as arterials:

Arterial Roads:

Route 16	Middletown Road, Linwood Avenue, Lebanon Avenue
Route 85	New London Road, South Main Street, Broadway, and Amston Road
Route 615	Old Hartford Road to exit 17 of Route 2
Route 149	Westchester Road
Route 354	Parum Road, Deep River Road
Route 616	Norwich Avenue

b) Collectors - streets whose main function is to collect traffic from abutting properties or from local streets and provide access to other roads or properties in the community. A collector is often a connecting road between two arteries. The following existing streets are classified as collectors:

Collector Roads:

Bulkeley Hill Road	Miller Road (from Hartford Road to Old Hebron Road)
Bull Hill Road	Nelkin Road
Cabin Road	Old Hartford Road (from Exit 17 of Route 2 north to Town line)
Cato Corner Road	Old Hebron Road
Cemetery Road	Pleasant Street
Chestnut Hill Road (to Stanavage Road)	Prospect Hill Road
Clark Road	River Road (from Westchester Road to South Road)
Comstock Bridge Road	School Road
Doctor Foote Road	Scofield Road
Elm Street	South Road
Gillette's Lane	Stanavage Road
Halls Hill Road	Standish Road (from Cato Corner Road to Clark Road)
Hayward Avenue	Stollman Road
Lake Hayward Road	Taylor Road
Linwood Cemetery Road (to Wall Street)	Van Cedarfield Road
Marvin Road	Wall Street
McDonald Road	Waterhole Road
Mill Hill Road (from Old Hartford Road to Van Cedarfield Road)	West Road
Mill Street	Williams Road
	Windham Avenue

- c) Local and Dead End - streets whose primary function is to provide access to abutting properties without serving major through traffic. All existing streets in Colchester not listed above as arterials or collectors are classified as local or dead-end streets.

6.3.3 Streets shall conform to the following standards for right-of-way and paving:

6.3.3.1 Arterial streets as defined in Section 6.3.2 shall have an 80' right of way and a 40' curb to curb paved width.

6.3.3.2 Collector streets as defined in Section 6.3.2 shall have a 60' right of way and a 30' curb to curb paved width.

6.3.3.3 Local and dead-end streets meeting the following criteria shall have a 50' right-of-way and a 26' curb-to-curb paved width:

- a) The street length plus all feeders to it is less than 2800 feet.
- b) Geologic features, wetlands, and/or existing development precludes the reasonable likelihood of street network expansion beyond 2800 feet.
- c) The number of lots potentially served by the maximum projected street network is less than forty (40) under present regulations.

6.3.3.4 Dead end streets meeting the following criteria shall have a 50' right-of-way and a 24' curb-to-curb paved width:

- a) The street length is less than 800 feet.
- b) Geologic features, wetlands, and/or existing development precludes the reasonable likelihood of street extension beyond 800'.
- c) The number of lots potentially served by the maximum projected street is less than ten (10) under present regulations.

6.3.3.5 All other local/dead end streets shall have a 50' right-of-way and 30' curb-to-curb paved width.

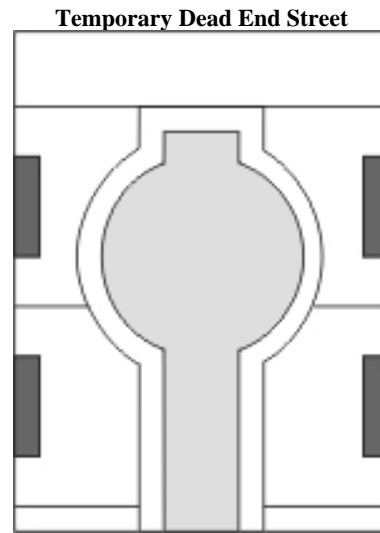
6.3.3.6 The Commission may reduce the requirements of Sections 6.3.3.1 through 6.3.3.5 for public supply watershed protection, groundwater protection, aquifer protection, and for wetlands and other environmental protection purposes.

6.3.4 All proposed streets shall connect with one or more approved town roads or state highways, except that any part of a subdivision containing more than thirty lots shall be accessible from at least two directions.

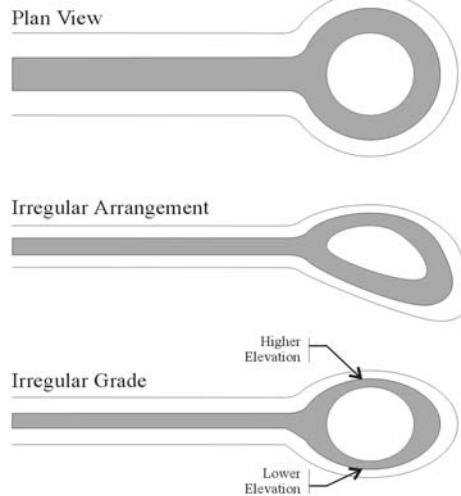
6.3.5 Streets shall be laid out to provide connections with existing streets on adjacent properties, where appropriate. Consideration shall be given to connecting with future streets on adjacent property where future subdivision appears probable.

6.3.6 A dead-end street shall be provided with a circular turn-around area at the closed end having a minimum outside paved radius of fifty (50) feet and a minimum

right-of-way radius of sixty (60) feet. On permanent dead-end streets, the Commission may permit a landscaped center island provided that the outside paved radius of the travelway is at least fifty (50) feet and the landscaped center island is designed in terms of landscaping to accommodate the turning radius of a WB-40 vehicle. Such streets will be permitted only when an alternative street layout is deemed by the Commission to be impractical because of geologic features, wetlands, and/or existing development. A dead-end street shall not exceed eighteen hundred (1,800) feet in length unless it is of a temporary nature and is planned for extension and can reasonably be expected to connect with an existing or proposed road on adjoining land. Any dead end street shall be built to the standards and dimensions identified in Section 6.3.3.



Turnaround Design



- 6.3.7 Street grades shall not exceed eight percent (8%) or be less than one percent (1%), except that the Commission may permit grades up to ten percent for short distances where, in its judgment, existing topographic conditions or the preservation of natural features indicated that such modification will achieve the best subdivision design. Grades shall not be greater than three percent (3%) within fifty (50) feet of an intersection.
- 6.3.8 Streets shall be designed with a cross pitch or crown of three-eighths (3/8) inch per foot distance measured from the edge of the pavement to the center line of the street.
- 6.3.9 Cut or fill areas beyond the area of improvements of the right-of-way shall not exceed a Horizontal:Vertical slope of 2 to 1, except that rock cuts may not exceed a 1 to 6 Horizontal:Vertical slope. All earth slope surfaces and areas disturbed by grading and construction of streets shall be covered with a minimum of four inches of topsoil and suitably seeded or planted or otherwise treated to prevent erosion.
- 6.3.10 The tangent distance between reverse curves shall not be less than one hundred feet on arterial and collector streets, and fifty feet on dead-end and local streets. Except for intersections and turn-arounds on dead-end streets, no local or dead-end street curves shall have a radius of less than one hundred feet and no collector or arterial street curve shall have a radius of less than one hundred fifty feet, as measured radial to the center line. Curves greater than 2 degrees 30 minutes on collector and arterial streets shall be super elevated. Horizontal and vertical sight distances, horizontal and vertical rates of curvature and super elevation shall satisfy the requirements of the Connecticut Department of Transportation Geometric Highway Design Standards.

- 6.3.11 Except where impractical because of topography or other conditions, dead-end and local streets shall be perpendicular to intersections for a distance of at least one hundred (100) feet and collector and arterial streets shall be perpendicular to intersections for at least one hundred fifty (150) feet. All corners shall be rounded, with a radius of not less than twenty-five feet. Center lines of alternate side streets shall not be closer than one hundred twenty-five (125) feet, measured along the center line. Wherever a dead-end or local street intersects with a collector or arterial street, a minimum sight distance of three hundred fifty feet shall be required in each direction along the major road. The sight distance shall be measured at a point ten (10) feet back from the edge of the paved portion of the collector or arterial street.

Policy (Adopted 6/1/10)

Preserving open space and increasing pedestrian access are primary goals of the Colchester Plan of Conservation and Development. Colchester is a semi rural town whose community character is illustrated by significant environmental assets and the preservation of open space. As such the consideration of publicly utilized open space areas is always important. The town's downtown is also redeveloping and the areas outside the downtown are experiencing suburban scale residential growth. These areas offer different but similar pedestrian challenges. Specific Plan of Conservation and Development goals relating to pedestrian and bicycle access are identified below:

- Tie both existing and new open space and recreation areas together into an integrated greenbelt or buffer system
- Establish a series of trails as a key element in connecting open space and recreation areas into an integrated system
- Expand and maintain sidewalks in the town center and the adjacent areas
- Establish pedestrian trails and bicycle trails in open space areas of Colchester and on open space greenways

It is Planning and Zoning Commission policy that all developed parcels offer some form of pedestrian access and that flexibility be given to applicants in meeting the requirement.

6.3.12 - Public pedestrian access is required by the Commission as established in this section. All forms of public pedestrian access shall be constructed per Section 7.7 of the Subdivision Regulations.

6.3.12.1 Sidewalks and trails: Every subdivision shall make provision for pedestrian accessibility and circulation. This requirement shall be met through one of the following options:

6.3.12.1.1 Provision for sidewalks on one side of the street on the land being subdivided. This requirement includes both roads/streets created as part of the subdivision or along existing Town Roads. The commission may require sidewalks on both sides of a created road/street should traffic or other conditions warrant as defined in Section 12.2.14 of the Colchester Zoning Regulation.

6.3.12.1.2 Sidewalks and or public trails unrelated to roads where pedestrian access to schools, shopping, or employment centers is possible.

6.3.12.1.3 Public trails constructed of material acceptable to the Commission within open space areas on the land being subdivided or, with the approval of the landowner and the Commission, on other open space areas in Colchester.

6.3.12.1.4 The payment of a fee for the development of sidewalk/public trail construction on other locations in Colchester as per Section 12.3.14 of the Zoning Regulations.

6.3.12.1.5 The Commission may waive the requirements of Section 6.12.1, per Section 1.2 of these Regulations, after finding that:

the applicant is requesting to subdivide a parcel for distribution to family member(s) per CGS 8-25. Such eligibility shall be evidenced by covenants, restrictions, contracts or together legally binding documents as the Commission may approve which documents shall be filed in the land records.

6.3.12.2 If an applicant chooses to satisfy the pedestrian access requirement with anything other than the construction of concrete sidewalks along side a public roadway as constructed consistent with section 7.7.6 of the Colchester Subdivision Regulations; they shall develop and have approved a regular maintenance plan. The maintenance plan shall detail the general condition of the proposed public trail and detail the particular maintenance issues related to the continued use of the facility. Issues expected to be addressed include brush and debris removal, condition of the pathway and mechanism to ensure that the maintenance is continually completed.

6.3.13 Street paving shall generally be centered within the right-of-way and sidewalks located one foot from the outer edge of the right-of-way. However, the Commission may permit alternate locations of the sidewalk and street paving within the required right-of-way when such locations would facilitate the preservation of significant natural features.

6.3.14 Street Names shall be approved by the Planning Commission and shall not duplicate or cause confusion with the names of existing streets in the Town or adjoining the Town. Applicants are encouraged to select names having a historical connection with the Town, and the Planning Commission shall maintain a list for this purpose. Streets which are extensions of or in alignment with existing named streets shall bear the name of existing streets.

(Effective Date: December 1, 2005)

6.3.15 Where the proposed subdivision contains lots fronting on an existing street that does not meet the dimensional and improvement requirements of these Regulations, the applicant may be required to deed sufficient land to the Town of Colchester to permit widening of the street and may be required to make such improvements within the right-of-way of the street as deemed appropriate by the Commission.

6.4 Drainage - An adequate system of storm water drainage shall be provided and no natural watercourse shall be altered or obstructed in such a way as to reduce the natural runoff

capacity unless substitute means of runoff are provided. All existing and proposed drainage systems shall be indicated as to size and location on plans and profile sheets. Drainage rights-of-way through lots shall be at least twenty (20) feet wide, and follow property lines wherever possible. All necessary easements for drainage shall be provided prior to plan approval. All drainage design shall meet the requirements of Section 12.5.4 of the Zoning Regulations of the Town of Colchester.

6.5 Open Space - The Commission shall require provision for open spaces, parks and playgrounds as deemed proper by the Commission to protect natural resources and preserve rural character.

6.5.1 Dedication of Land - Where the open space requirement shall be met through the dedication of land, at least ten (10) percent of the total area of the subdivision shall be set aside for open space (see Section 4K of the Zoning Regulations for flexibility for additional open space preservation).

6.5.1.a Functional Criteria - In considering areas proposed for preservation as open space, the Commission shall determine that the proposed open space meets one or more of the following functional criteria:

- i. Contributes to an existing or potential overall greenway or trail system in
- ii. the neighborhood or the community.
- ii. Enhances or expands existing open space or recreation areas.
- iii. Conserves and protects natural resources including lakes, ponds, rivers streams, streambelts, inland wetlands, aquifers, significant woodlands, ridges, ravines, ledge outcroppings and other unusual physical features.
- iv. Provides a buffer between incompatible land uses.
- v. Conserves areas for scenic preservation.
- vi. Provides for active recreation.
- vii. Preserves agricultural land.
- viii. Conserves and protects important wildlife habitat.
- ix. Provides areas for groundwater recharge.
- x. Protects historic or archeological sites.
- xi. Is in accordance with the Plan of Conservation & Development.

6.5.1.b Location and Configuration –

- i. To satisfy all or part of the open space requirement of a subdivision, the Commission may consider lands located elsewhere in Colchester provided the subdivider dedicates an area of land equal to, or greater than, the open space requirement of the subdivision.
- ii. When the subdivision is a part of a larger tract of land, the Commission may consider dedication of an area of land in the undeveloped portion of the tract equal to, or greater than, the open space requirement of the developed portion.
- iii. In determining whether the location of open space is acceptable, the Commission may consider the potential for combination with existing or proposed open space on adjoining properties owned by any public or private institution.

- iv. When a subdivision abuts an existing preserved open space or land identified as desirable open space in the Plan of Conservation and Development, the Commission may require the proposed open space be configured to form a single, unified open space area with the existing preserved open space or the desirable open space on adjacent land.
- v. Unless waived by the Commission in accordance with Section 1.2 of these Regulations, the percentage of wetlands on the land to be set aside for open space shall be no greater than the percentage of wetlands on the entire tract for:
 - (1) the minimum open space requirement of ten percent (10%), and.
 - (2) for any open space dedication that is utilized to result in development flexibility under Section 4K of the Zoning Regulations.
- vi. The Commission may require that any open space land:
 - (1) abut or have direct access to a public road through a right-of-way at least fifteen (15') wide dedicated to public use;
 - (2) be graded and improved to allow for foot traffic or for access by maintenance vehicles, with a maximum grade of twelve percent (12%);
 - (3) be located in areas of the subdivision that promote the functional criteria in Section 6.5.1.
- vii. Land provided as open space shall be left in a natural state by the subdivider except for improvement or maintenance as may be expressly permitted or required by the Commission. Open space areas shall not be graded, cleared, or used as a depository for brush, stumps, earth, building materials, or debris except as expressly permitted by the Commission.

6.5.1.c Flexibility of Open Space Dedication –

- 1. If a subdivider proposes recreational improvements with public access (such as trails, playscapes, playing fields, etc.) , the Commission may, in accordance with Section 1.2 of these Regulations, waive some portion of the open space dedication requirements provided the improvements shall be:
 - a. clearly shown on the approved plan, and
 - b. included in the calculation of the bonding requirements for the subdivision approved by the Commission prior to the filing of the subdivision plan.

6.5.1d Protection Methods - Proper provision for the permanent protection, disposition, and management of such land shall be made by the subdivider and approved by the Commission. Suitable options, in order of priority, may include:

- i. conveyance of a fee interest to the Town of Colchester or to the State of Connecticut,

- ii. conveyance of a fee interest to a non-profit conservation organization, such as the Colchester Land Trust, with provision for public access,
- iii. conveyance of a fee interest to a homeowners' association meeting the criteria established by the Commission in Section 6.5.4,
- iv. utilization of conservation easement(s), with public access, as may be required by the Commission provided that no such area shall be used to meet the minimum lot area requirement for any lot,
- i. establishment of conservation easement(s) or other appropriate restrictive covenants provided that no such area shall be used to meet the minimum lot area requirement for any lot, or
- ii. any combination of the above or any suitable alternative approved by the Commission which accomplishes permanent preservation of land as open space.

6.5.1.e Additional Provisions -

- i. The Commission may request or accept comment regarding the proposed open space from the Conservation Commission or any other Town board or commission, Town official, land trust, or qualified consultant.
- ii. Such open space shall be shown on the subdivision plan or on another suitable map if located elsewhere in Colchester.

6.5.2 Fee In Lieu Of Open Space - Where dedication of open space will not meet the purposes of this section, the subdivider may, with approval by the Commission, pay a fee to the Town or pay a fee to the Town and transfer land to the Town in lieu of the requirement to provide open space.

6.5.2.a If payment of such a fee is proposed, the Commission may refuse such fee if it determines, in its sole discretion, that there are acceptable areas on the subdivision which merit preservation by one of the methods set forth in these Regulations.

6.5.2.b Any fee in lieu of open space payment shall be placed in a fund established by the Town to be used for the purpose of preserving open space or acquiring additional land for open space or for recreational or agricultural purposes.

6.5.2.c The fee in lieu of open space procedures shall be as follows:

- i. Such payment or combination of payment and the fair market value of land transferred shall be equal to not more than ten percent (10%) of the fair market value of the land to be subdivided prior to the approval of the subdivision.
- ii. The fair market value shall be determined by a licensed appraiser jointly selected by the subdivider and the Commission and paid for by the subdivider.

6.5.2.d Payment may be made as a lump sum or as fractional payments where the numerator of the fraction is one and the denominator shall not be greater than the number of approved lots in the subdivision.

6.5.3 Exemption From Open Space Requirement –

6.5.3.a Family subdivision/Affordable housing: In accordance with CGS Section 8-25, the Commission shall exempt certain types of subdivisions from the open space requirements provided such eligibility shall be evidenced by covenants, restrictions, contracts, or other legally binding documents as the Commission may approve, which documents shall be filed in the Land Records.

6.5.3.b Open space requirements shall not apply to the subdivision or re-subdivision of any parcel of land that is smaller than 10 acres and one or more of the following apply:

- (a) The entire parcel is located within the Historic Preservation Overlay Zone.
- (b) The parcel is used or approved for use by the Commission as of the received date of the subdivision or resubdivision application primarily as a residential use of more than four units or a non-residential use which requires significant site development.

6.5.4 Requirements For Open Space Ownership By Homeowner Associations- The Commission may permit the ownership and maintenance of the open space and/or recreation area to be transferred to an association of property owners provided:

6.5.4.a The Commission is assured that:

- i. the association will be perpetual;
- ii. the association will be binding upon and require mandatory participation by future property owners in the association;
- iii. the association will have the non-cancelable power to assess all members for all necessary property maintenance costs;
- iv. the association will assume the responsibility to adequately maintain the land reservation for open space, park or playground purposes;
- v. the association documents specify that if maintenance or preservation of the dedication no longer comply with the provisions of the document, the Town may take all necessary action to assure compliance and assess against the association all costs incurred by the Town for such purposes, including attorney's fees.

6.5.4.b After approval by the Town Attorney and Commission, said document shall be filed on the Land Records.

6.5.5 Documentation –

6.5.5.a Properly executed legal documents, including warranty deeds for any title transfers, conservation easements, other open space covenants or

restrictions, or homeowner association documents shall be prepared in accordance with the provision of this section and shall be submitted in triplicate with the final subdivision map to be filed.

6.5.5.b All documents must be acceptable to the Commission and/or its staff and the Town Attorney in form and content and shall refer to the subdivision maps by title.

6.5.5.c All warranty deeds for dedication of land to the Town shall be held in escrow by the Commission to be recorded on the Town Land Records upon acceptance in accordance with the Town Charter. In the event that acceptance is rejected, the deed shall be returned and the subdivider shall return to the Commission for determination of an alternative means of preserving the open space and/or recreation areas. In no case, shall the acceptance of any deed by the Commission or an employee of the Town be deemed as acceptance of the open space and/or recreation area by the Town.

6.6 Subdivision standards for the Flood Plain District The Flood Plain District includes all special flood hazard areas designated as Zone A, A1-30 on the Town and Borough of Colchester Flood Insurance Rate Maps (FIRM) and the Flood Boundary and Floodway Maps, dated July 15, 1992 on file with the Colchester Town Clerk. These maps as well as the accompanying Town and Borough Flood Insurance Studies are incorporated herein by reference. In all special flood hazard areas the following shall apply:

6.6.1 All subdivision proposals shall be consistent with the need to minimize flood damage;

6.6.2 All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize flood damage;

6.6.3 All subdivision proposals shall have adequate drainage provided to reduce exposure to flood hazards; and

6.6.4 In Zone A base flood elevation data shall be provided for subdivision proposals which are five acres or fifty lots, whichever occurs first.

6.7 Driveways –

- 6.7.1 Driveways shall be shown on the proposed subdivision plan for each proposed lot, and shall be in conformance with Section 3.7.3.D of the Zoning Regulations of the Town of Colchester.
- 6.7.2 The Commission may require shared driveways and/or curb cuts for any lots in a subdivision in order to reduce vehicular conflict points and enhance sight lines and visibility, especially for:
- a residential flag lot, or
 - any lot accessed from a collector or arterial street.
- 6.7.3 Unless waived by the Commission in accordance with the requirements of Section 1.2, the number of curb cuts for lots in a subdivision accessing a collector or an arterial street shall be limited to a maximum of one (1) curb cut per 500 feet of frontage.

6.8 Street Trees

- 6.8.1 Significant efforts shall be devoted to preserving substantial existing vegetation in each subdivision.
- 6.8.2 When substantial existing vegetation does not exist on the site or has not been saved during development, the Commission shall require that:
- street trees consisting of 2-1/2 to 3 inch caliper, measured DBH or larger nursery stock with the tree species subject to approval by the Commission be planted by the developer,
 - such street trees be planted within the public right-of-way at the edge of the street line or other suitable location approved by the Commission,
 - such street trees be planted forty (40) to fifty (50) feet on center on both sides of any street, subject to variations made necessary by driveways, street corners, and walks, and
 - such trees shall be planted, protected and maintained using good horticultural practices.
- 6.8.3 All street tree plantings shall be selected to eliminate any requirement for mowing, weeding or other forms of maintenance by the Town.
- 6.8.4 The Commission shall require the subdivider to post satisfactory surety to sufficiently cover the estimated costs, as determined by the Town Engineer, of planting and maintaining such trees through to the end of the period of the maintenance bond required by Section 7.13 of the Regulations.
- 6.8.5 Center islands of turnarounds and median strips, where permitted by the Commission, shall be planted with low growing shrubs and plants that will allow full vision at all points, except within five (5) feet of the center of the island of a turnaround.

SECTION 7 - IMPROVEMENTS

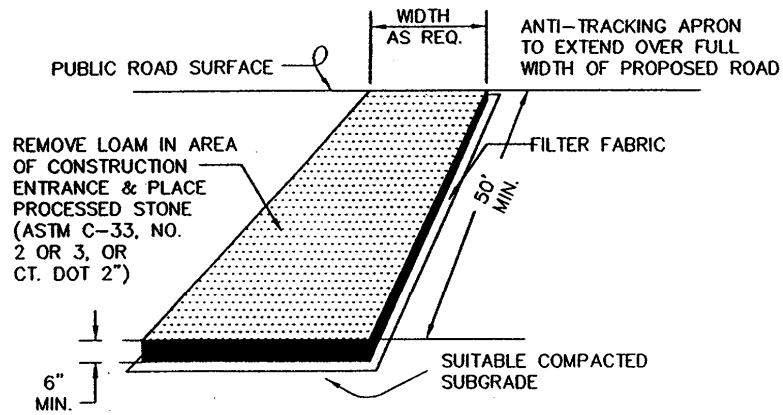
7.1 Special Definitions Relating To Improvements

- 7.1.1 Gravel or Bank Run Gravel - Material found in natural deposits consisting of sound, tough, durable particles free from soft, thin, elongated or laminated pieces and vegetable, organic or other deleterious substances. The general gradation of the material shall be in conformance with Conn DOT form 814 Section M.02.06 Grade B.
- 7.1.2 Broken or Crushed Stone - The product resulting from the artificial crushing of rocks, boulders or large cobblestones substantially all faces of which have resulted from the crushing operation.
- 7.1.3 Crushed Gravel - A manufactured product resulting from the deliberate mechanical crushing of gravel with at least 50% of the product being 1/4" or greater in its least dimension and having at least one fractured face.
- 7.1.4 Cobbles or Cobblestones - Rounded particles from 3 to 12 inches in size.
- 7.1.5 Boulders - Rounded particles greater than 12 inches in size.
- 7.1.6 Rock Fragments - Angular particles greater than 3 inches in size.
- 7.1.7 Ledge Rock - Rock in its natural formation; also boulders whose volume exceeds 1/2 cubic yard.
- 7.1.8 Processed Gravel - Gravel and sand combined and mixed by standard commercial methods so that the resulting material shall conform to Conn. DOT Form 814 Section M.05.01.
- 7.1.9 Sub-base - Specified or selected material placed upon the floor of cuts or upon embankments the top surface of which supports components of pavements, shoulder and related appurtenances.
- 7.1.10 Subgrade - The top surface of the roadbed upon which the pavement structure and shoulders are constructed.
- 7.1.11 Base Course(s) - One or more courses constructed of specified or selected material on the prepared sub-base.
- 7.1.12 Wearing Surface - The top or final course of the roadway construction.
- 7.1.13 Bituminous Concrete - A mixture consisting of course aggregate, fine aggregate, mineral filler, if necessary, and designated bitumen combined to meet the composition limits by weight and other characteristics, as shown in Conn. DOT Form 814 Section M.04.03 Class I and II Bituminous Concrete Mixtures,

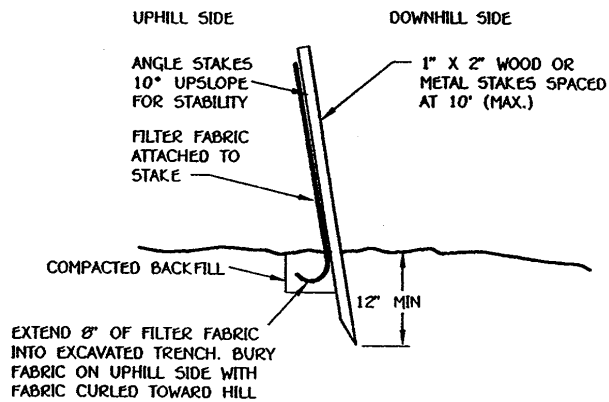
- 7.1.14 Portland Cement Concrete - A concrete mix that shall conform to Section M.03.01, Class "C", Conn. DOT, Form 814 and shall have a minimum compressive strength of 4,000 psi.
- 7.1.15 Where questions arise as to the definition or suitability of construction materials, equipment or methods, final decisions shall be made by the First Selectman or his designee.

7.1a - Standard Details for Construction of Public Improvements

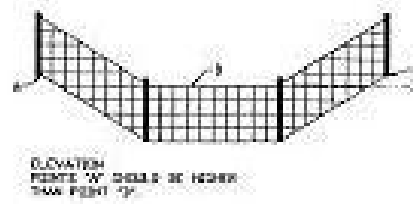
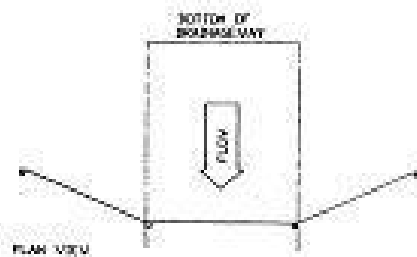
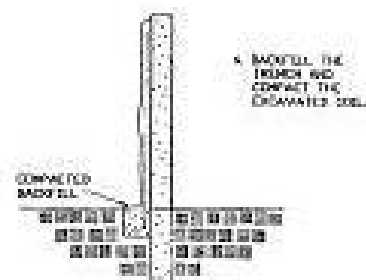
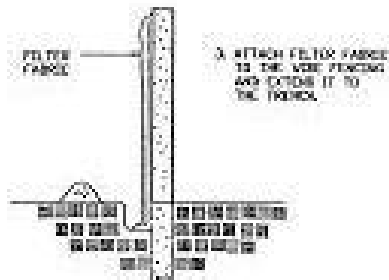
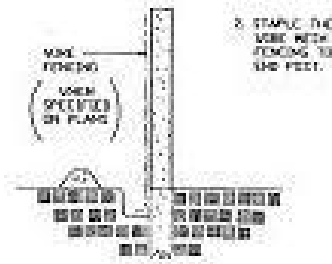
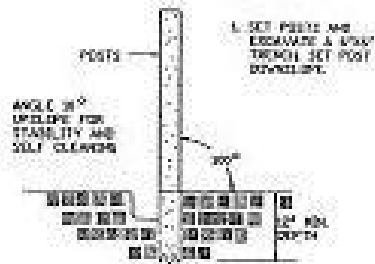
SECTION 7.1a
TOWN OF COLCHESTER
STANDARD DETAILS
FOR
CONSTRUCTION OF
PUBLIC IMPROVEMENTS



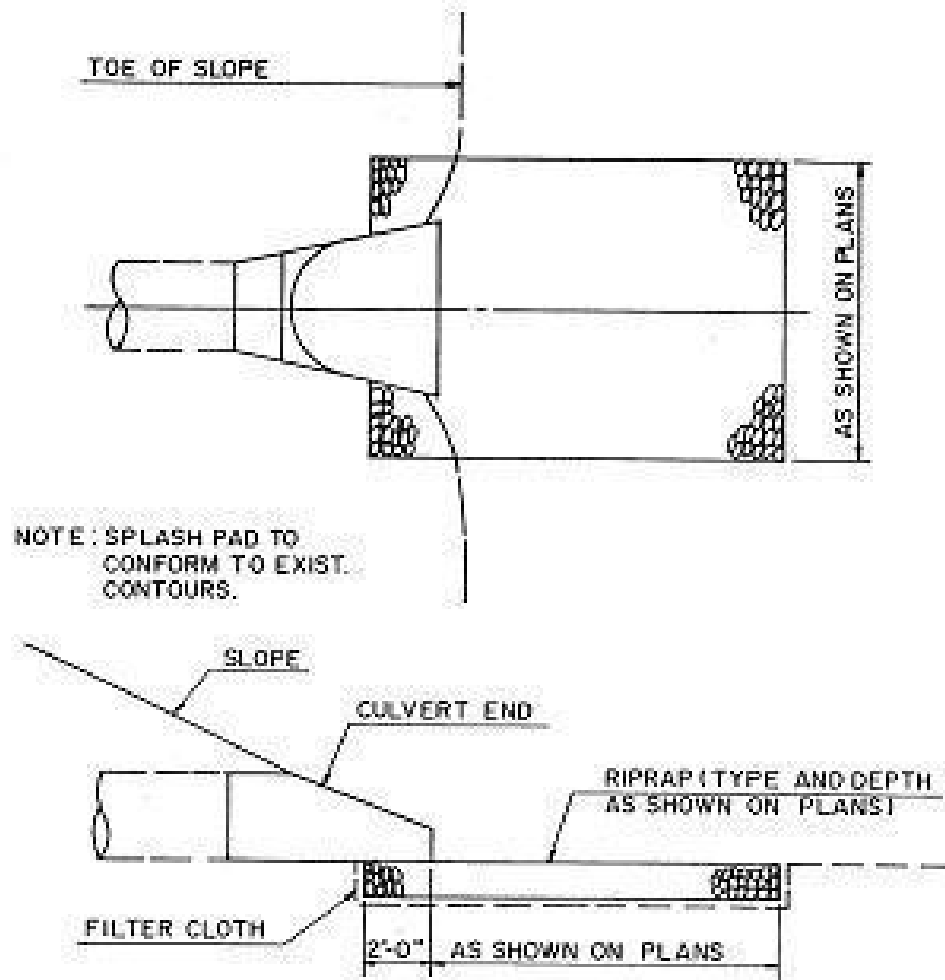
ANTI-TRACKING APRON
(NOT TO SCALE)



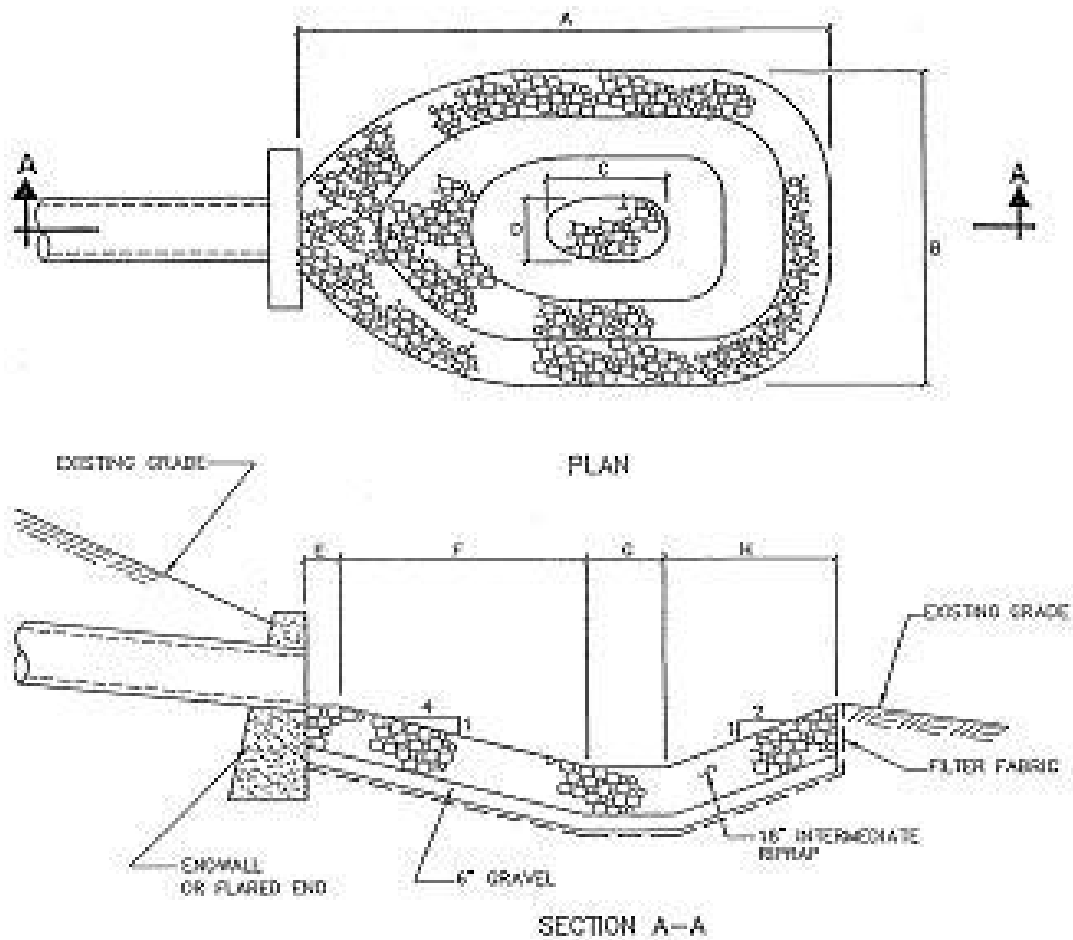
SILT FENCE DETAIL
(NOT TO SCALE)



SYNTHETIC FILTER BARRIER / SILT FENCE



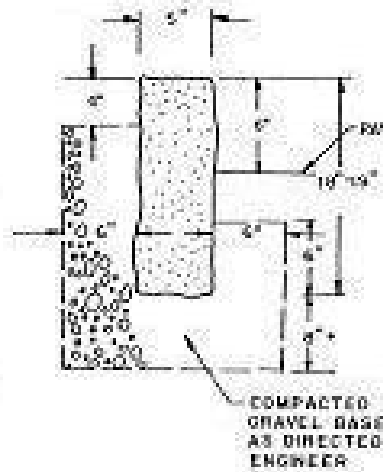
SPLASH PAD DETAIL



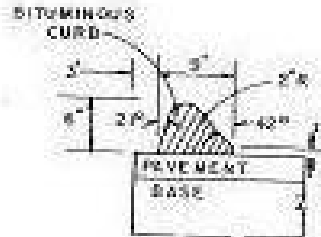
PIPE SIZE	A	B	C	D	E	F	G	H	WT RCP-RAP IN TONS
10"	12'	7'	1 1/2'	1'	2'	4 1/2'	1 1/2'	3'	6
18"	12'	8'	2'	1'	1'	5'	2'	4'	8
24"	13'	9'	2 1/2'	1 1/2'	1'	7'	2 1/2'	4 1/2'	12
30"	17'	10'	2 1/2'	1 1/2'	1'	8'	2 1/2'	5 1/2'	15
36"	20'	13'	3'	2'	2'	9'	3'	6'	22
36"	22'	16'	3 1/2'	2'	2'	9 1/2'	3 1/2'	7'	33

PLUNGE POOL / IMPACT BASIN

NOTE: GRANITE CURB
 1. MIN. LENGTH 4'-0"
 2. FINISH- SAWN TOP
 SPLIT FACE JOINTED.

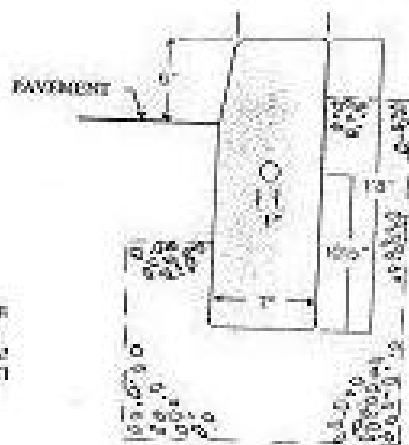


GRANITE CURB DETAIL
 NOT TO SCALE

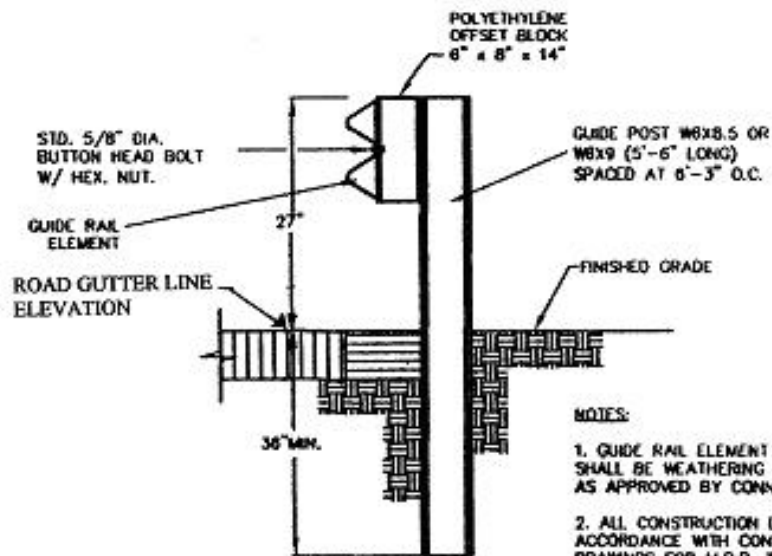
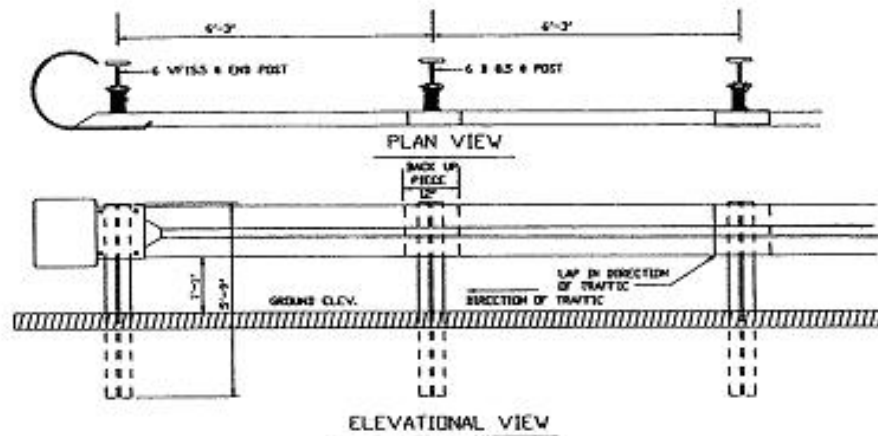


BITUMINOUS CONCRETE CURB DETAIL
 NOT TO SCALE

NOTE: CONCRETE CURB
 1. MIN. LENGTH 4'-0"
 2. BASE COURSE - SAW
 AS THAT FOR GRANITE
 CURB



CONCRETE CURB DETAIL
 NOT TO SCALE

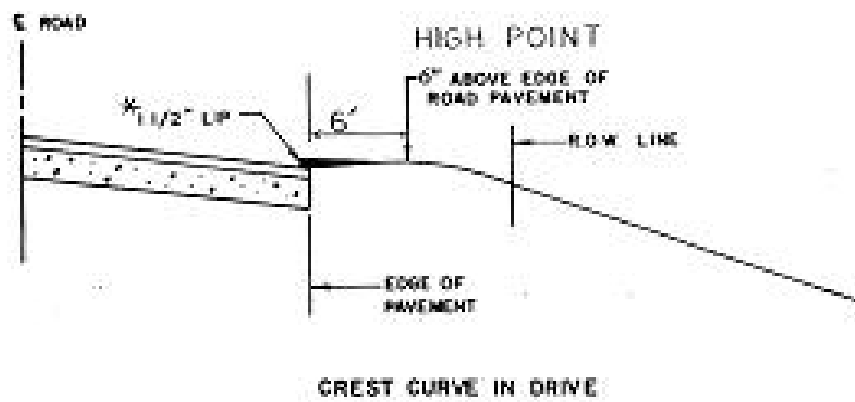
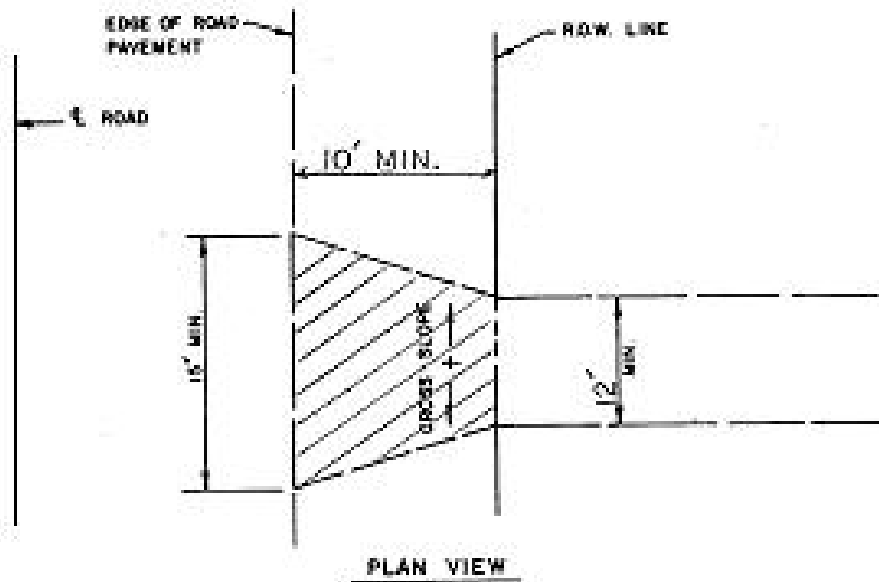


NOTES:

1. GUIDE RAIL ELEMENT AND GUIDE POSTS SHALL BE WEATHERING STEEL, ASTM A588 AS APPROVED BY CONN. D.O.T.
2. ALL CONSTRUCTION DETAILS SHALL BE IN ACCORDANCE WITH CONN D.O.T. STANDARD DRAWINGS FOR M.B.R. TYPE R-B 350.

METAL BEAM RAIL (CONN D.O.T. TYPE R-B 350)

SCALE: N.T.S.

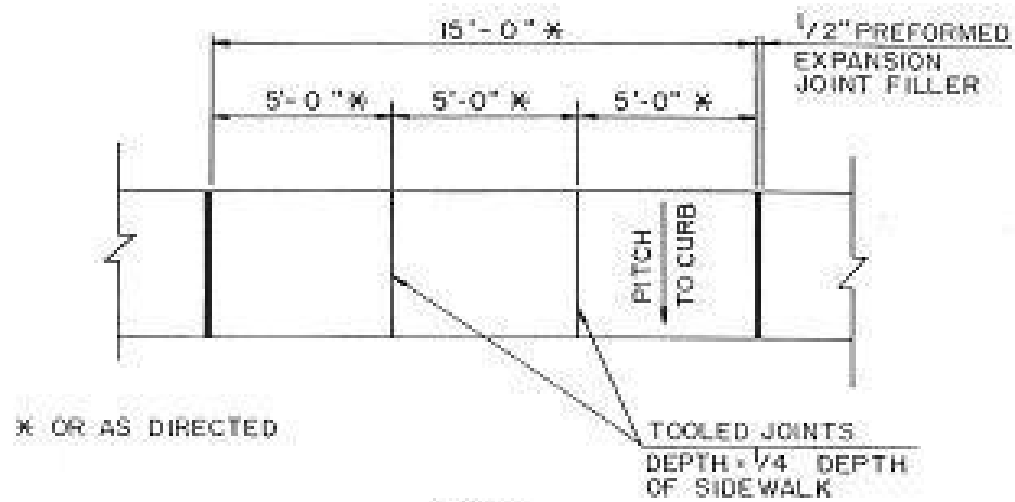


RESIDENTIAL DRIVEWAY DETAIL

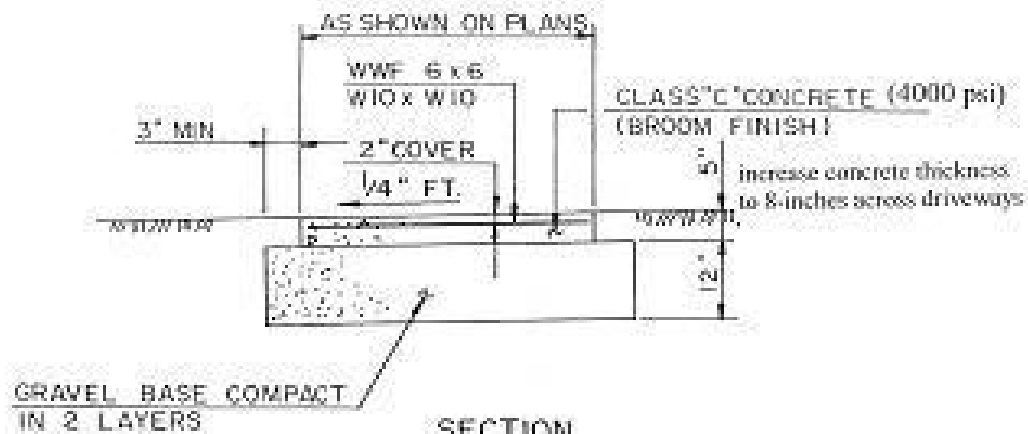
NOT TO SCALE

NOTE:

- 1) Saw out irregular pavement edge to match drive apron
- *2) Provide 1 1/2 inch lip only on aprons that abut roads that are curbed

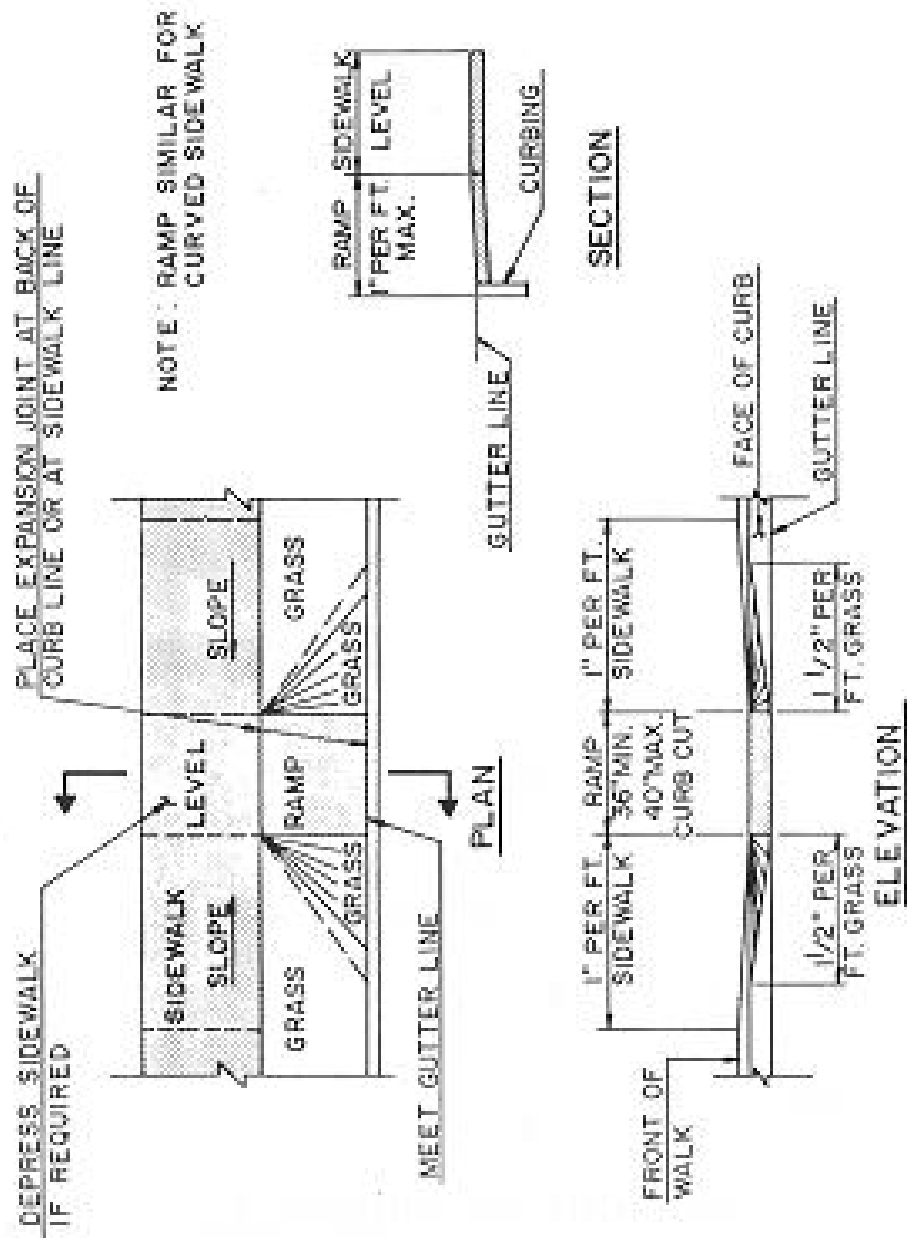


PLAN



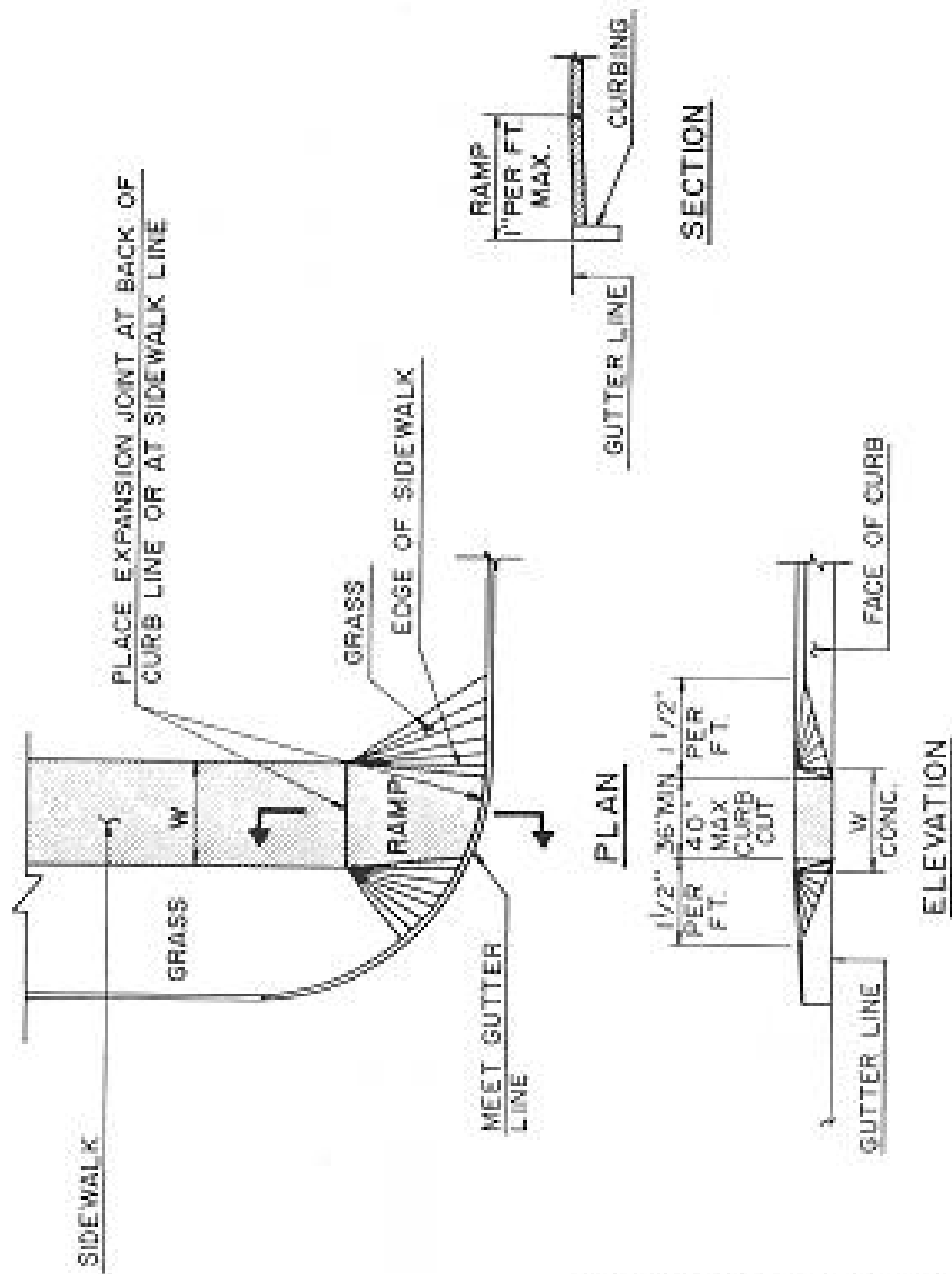
SECTION

CONCRETE SIDEWALK



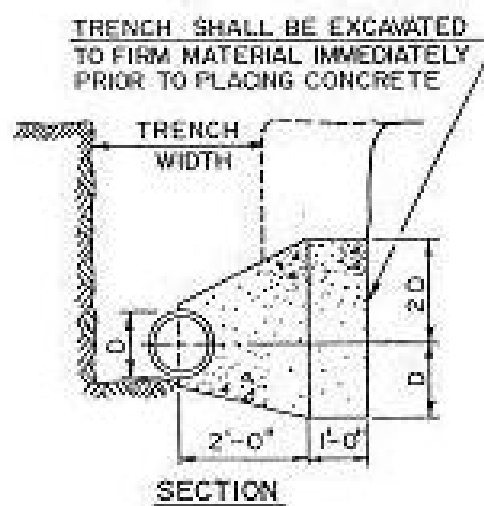
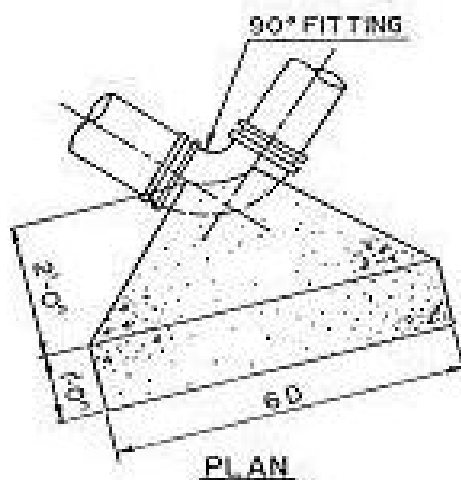
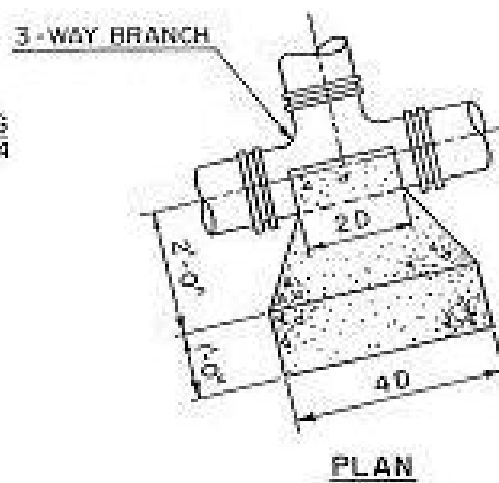
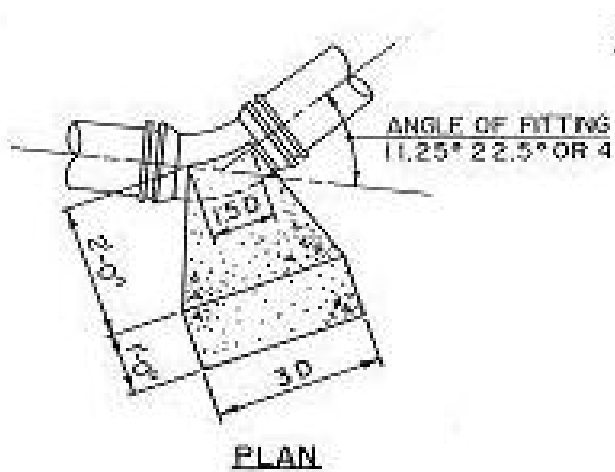
SIDEWALK RAMP TYPE I

SIDEWALK RAMP TYPE I



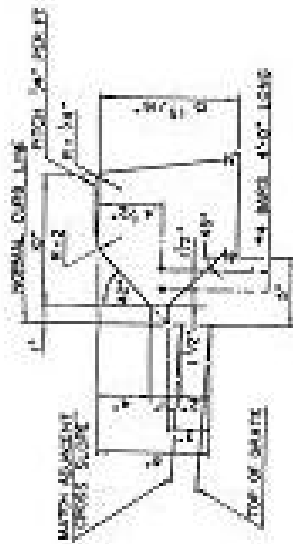
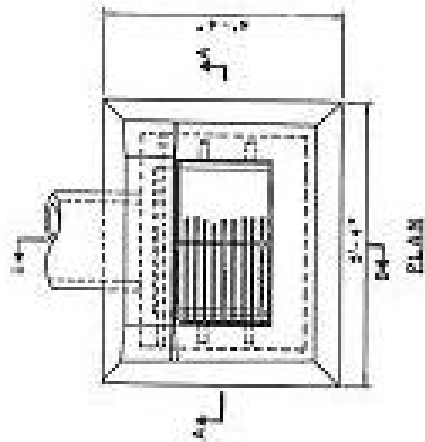
SIDEWALK RAMP TYPE 5

SIDEWALK RAMP TYPE 5

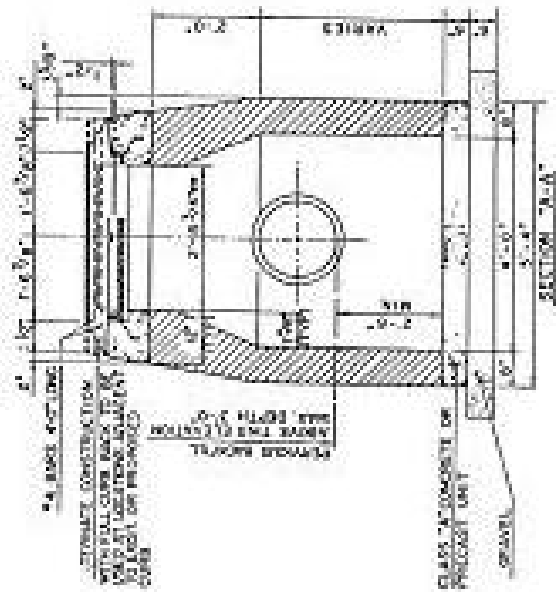
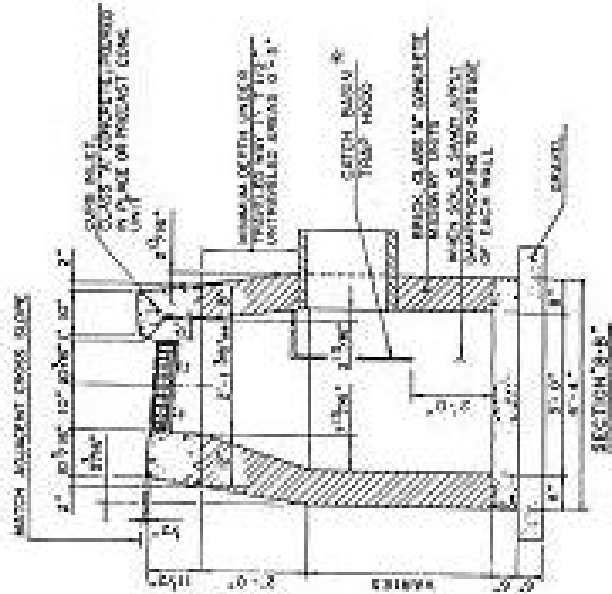


NOTE
DIMENSIONS SHOWN ARE
MINIMUM

CONCRETE THRUST BLOCKS (16" DIA. AND LESS)

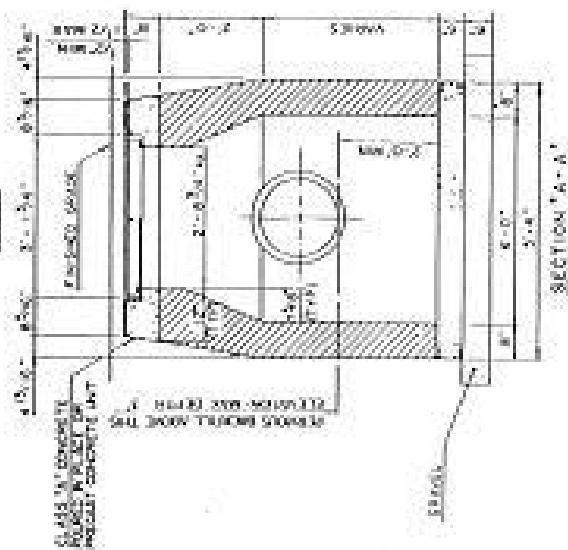
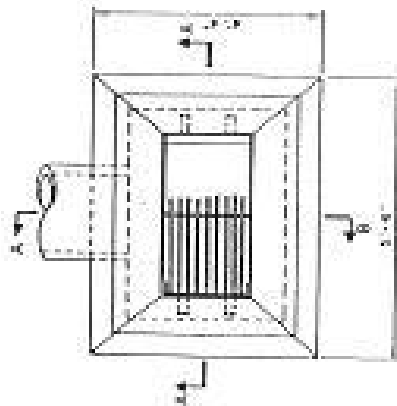


CURB INLET DETAIL
1 1/2" CONC. LIP CURBING



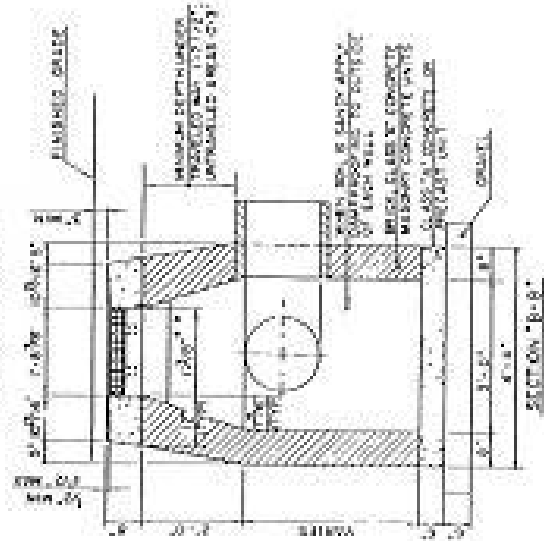
TYPE "C" CATCH BASIN
N.T.C.

* INSTALL ONLY AT SPECIFIED LOCATIONS



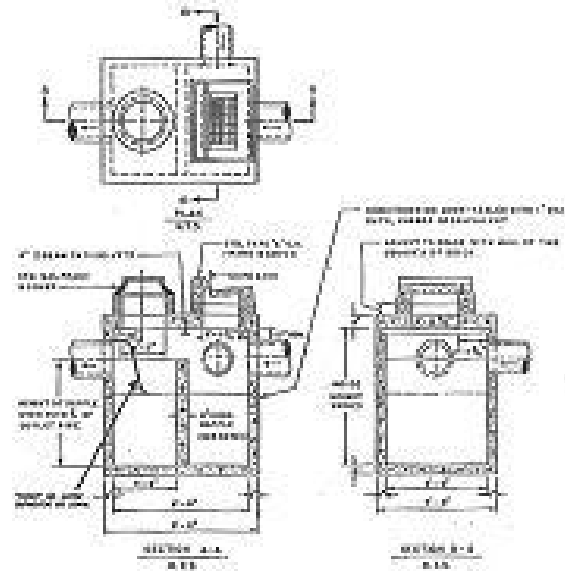
NOTES:

1. WALLS OF ALL CATCH BASINS OVER 6"FT. DEEP TO BE REINFORCED TO 12" THICKNESS. MIN. SOIL DIMENSIONS TO REMAIN THE SAME.
2. PROVIDE 3" DIA. REINFORCING IN EACH WALL AT LOWEST INVERT ELEVATION.
3. WHERE BACK ON MASONRY CONCRETE UNITS ARE USED, CORRECTIONS WILL BE PERMITTED. SHALL MAINTAIN CORRECTIONS TO BE 3" NO REDUCTIONS. SHALL EXCEED ABOVE OF LIMITS NOTED BY.
4. WHEN CATCH BASIN IS SET IN CONCRETE PAVEMENT, THE TOP EDGE OF THE TOP CONCRETE SHALL BE FINISHED TO MATCH SURROUNDING PAVEMENT.
5. ALL PARTS OF STRUCTURES IN CONTACT WITH CONCRETE REINFORCEMENT TO BE COVERED WITH A LAYER OF TARPAPER.
6. PRECAST CONCRETE CATCH BASIN UNITS MAY BE UTILIZED.
7. WHEN PRECAST CONCRETE UNIT IS USED FOR BASIN, THE TOP OF THE UNIT SHALL BE AT LEAST 6" BELOW THE BOTTOM OF THE PIPE OUTLETTING FROM THE CATCH BASIN.



TYPE 'C'-L' CATCH BASIN

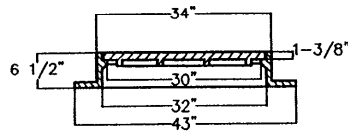
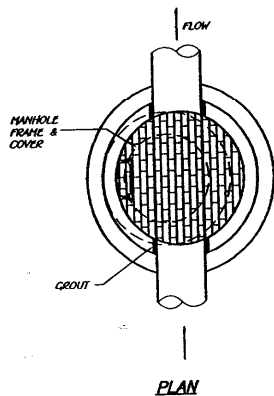
NTS



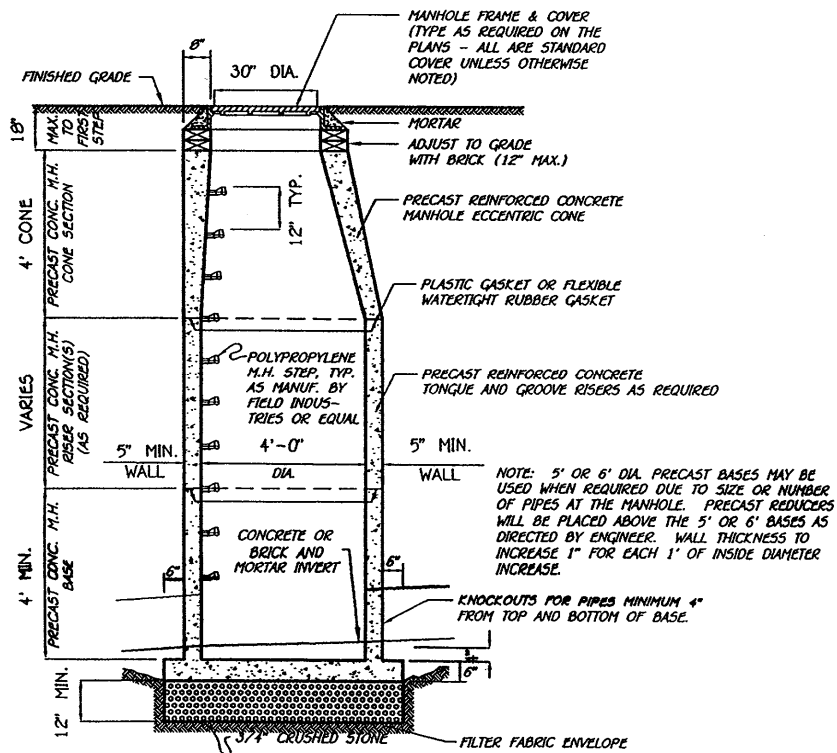
NOTES:

1. ALL STRUCTURES SHALL BE CONSTRUCTED WITH 12" DIA. RISER PIPE, 1/2" DIA. VENT PIPE, 1/2" DIA. OVERFLOW PIPE, 1/2" DIA. INLET PIPE, 1/2" DIA. OUTLET PIPE, 1/2" DIA. RISER PIPE, 1/2" DIA. VENT PIPE, 1/2" DIA. OVERFLOW PIPE, 1/2" DIA. INLET PIPE, 1/2" DIA. OUTLET PIPE.
2. ALL STRUCTURES SHALL BE CONSTRUCTED WITH 12" DIA. RISER PIPE, 1/2" DIA. VENT PIPE, 1/2" DIA. OVERFLOW PIPE, 1/2" DIA. INLET PIPE, 1/2" DIA. OUTLET PIPE, 1/2" DIA. RISER PIPE, 1/2" DIA. VENT PIPE, 1/2" DIA. OVERFLOW PIPE, 1/2" DIA. INLET PIPE, 1/2" DIA. OUTLET PIPE.
3. ALL STRUCTURES SHALL BE CONSTRUCTED WITH 12" DIA. RISER PIPE, 1/2" DIA. VENT PIPE, 1/2" DIA. OVERFLOW PIPE, 1/2" DIA. INLET PIPE, 1/2" DIA. OUTLET PIPE, 1/2" DIA. RISER PIPE, 1/2" DIA. VENT PIPE, 1/2" DIA. OVERFLOW PIPE, 1/2" DIA. INLET PIPE, 1/2" DIA. OUTLET PIPE.

SEDIMENTATION STRUCTURE WITH OIL WATER SEPARATOR HOOD

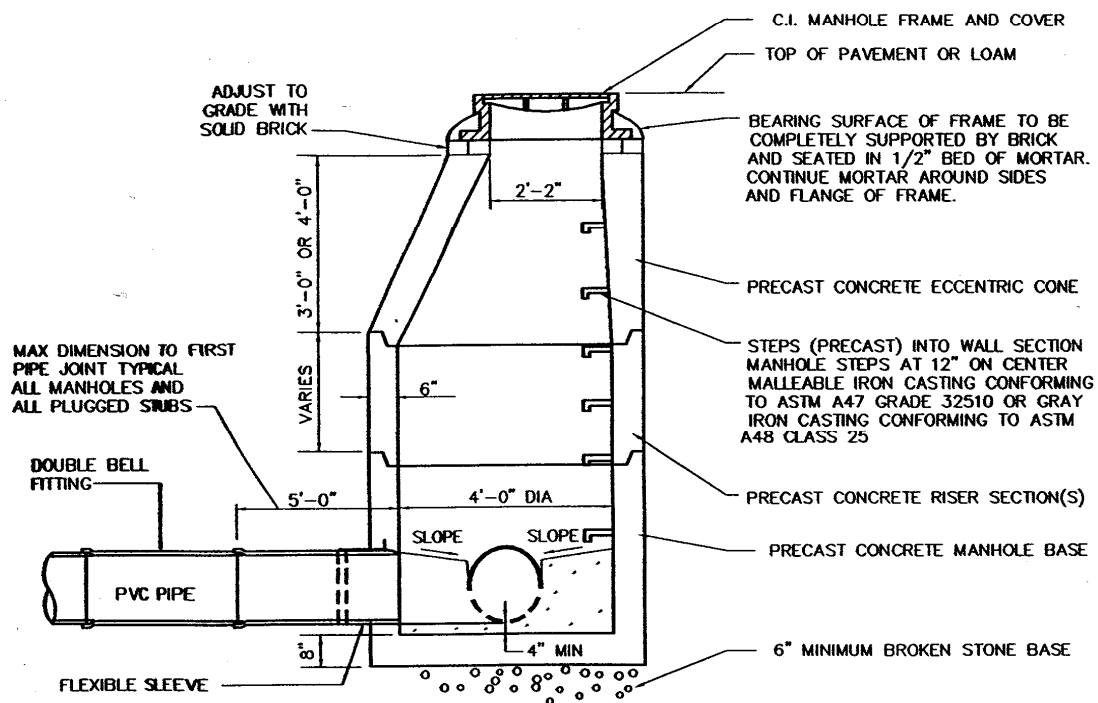


**STANDARD MANHOLE
FRAME AND COVER**
NOT TO SCALE



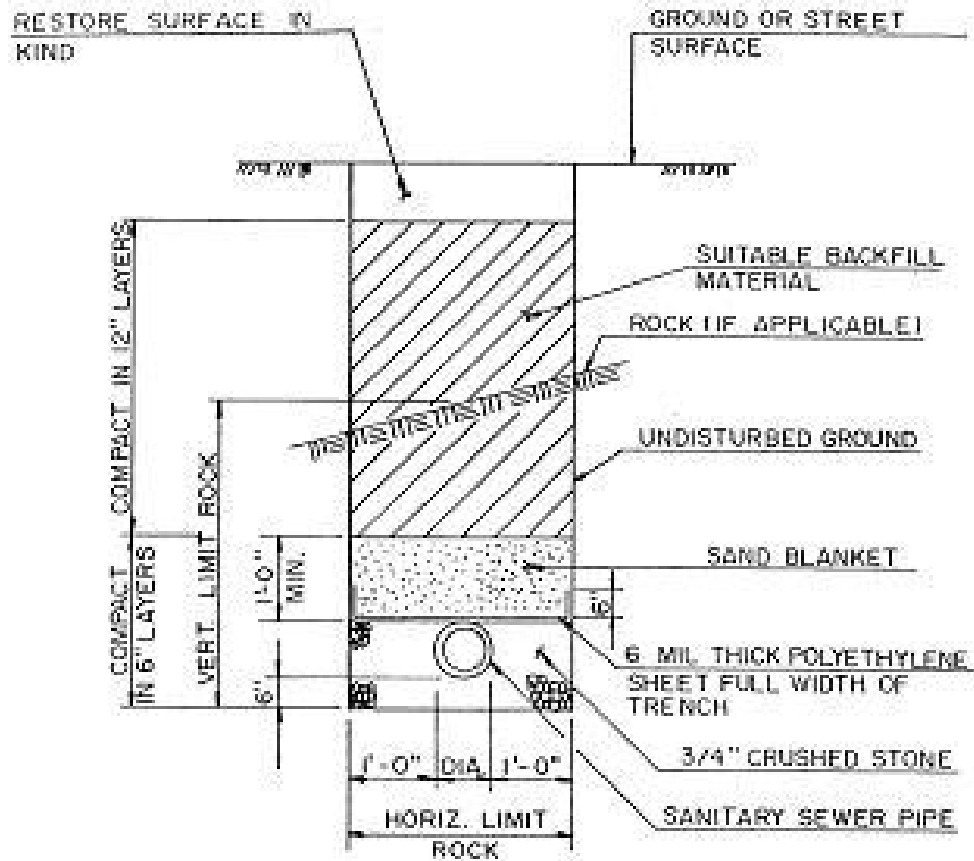
SECTION "A-A"

**TYPICAL PRECAST
STORM MANHOLE DETAIL**
NOT TO SCALE



NOTE: ALL PARTS OF MANHOLE SHALL CONFORM TO TOWN OF COLCHESTER DETAILS AND SPECIFICATIONS.

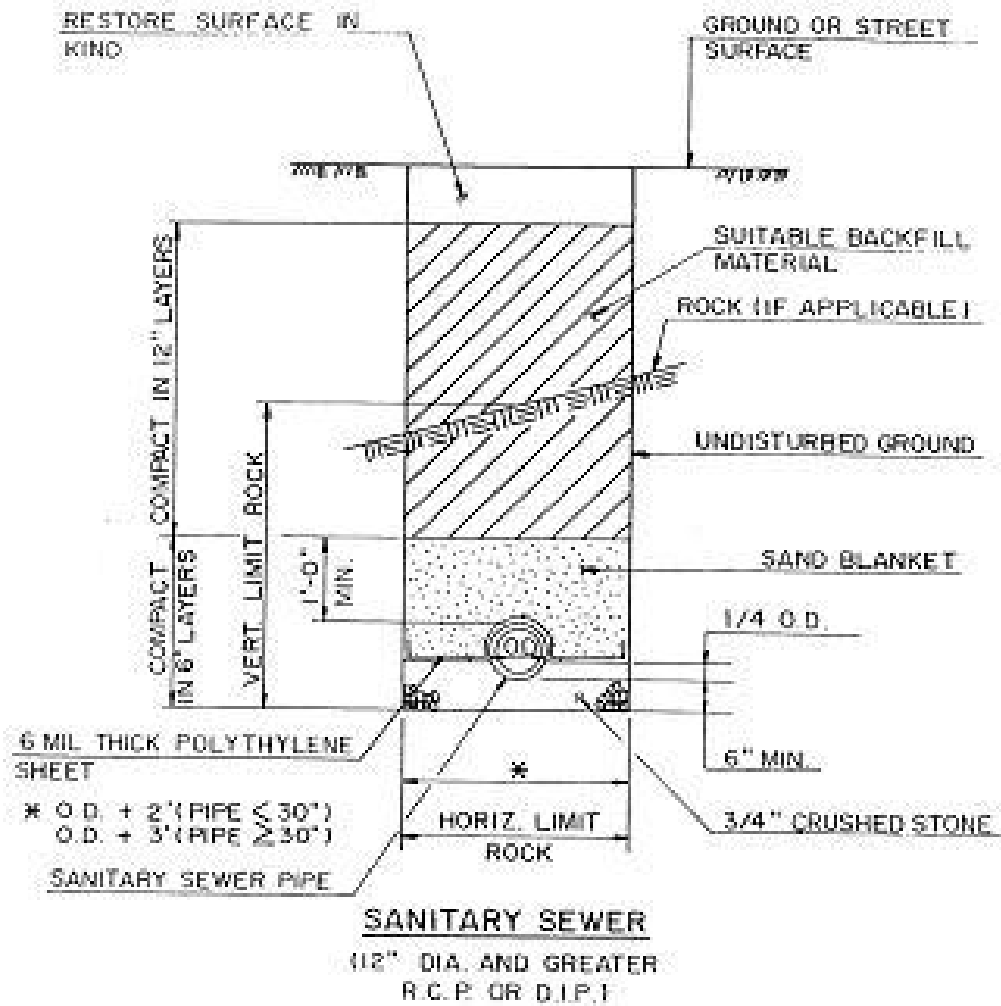
SANITARY MANHOLE
NOT TO SCALE



SANITARY SEWER
 (10" DIA. OR LESS RCP OR D.I.P.; AND
 ALL DIA. PVC PIPE)

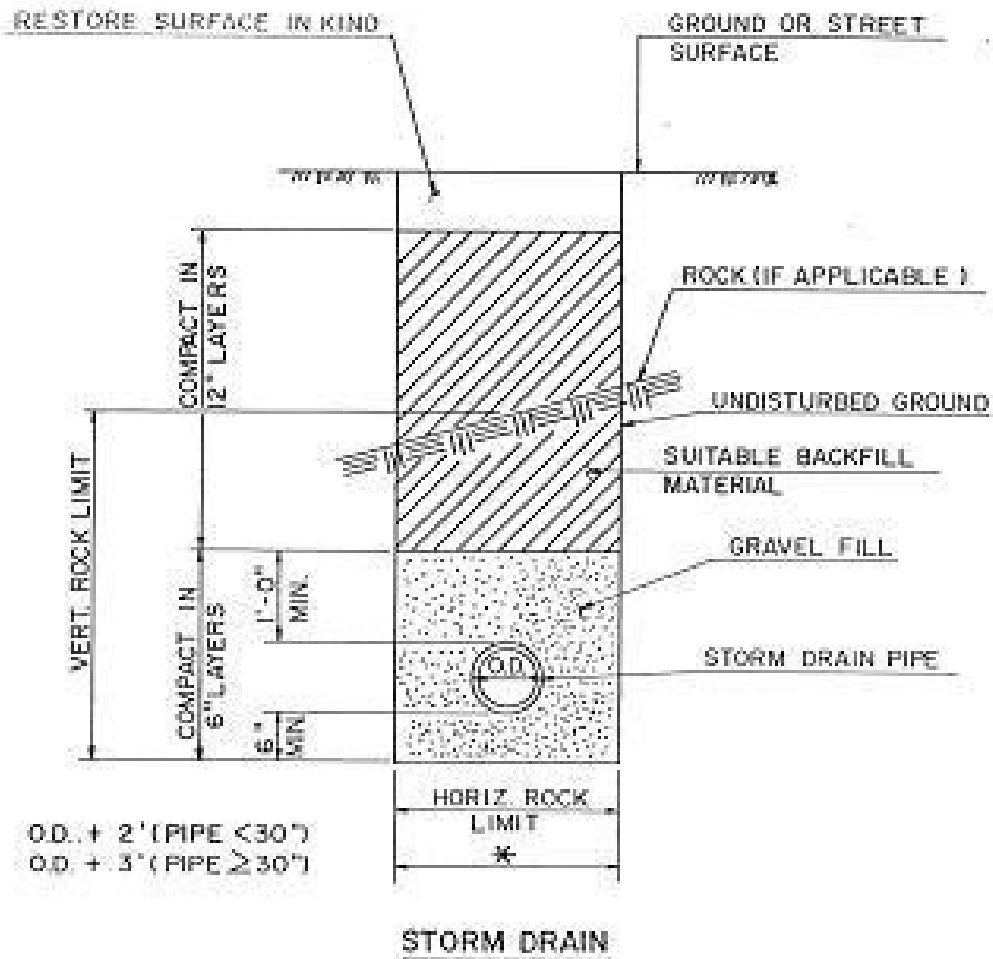
TYPICAL TRENCH DETAIL

TYPICAL TRENCH DETAIL
 SANITARY SEWER
 RCP & DIP-LESS THAN 10"
 PVC-ALL DIA.



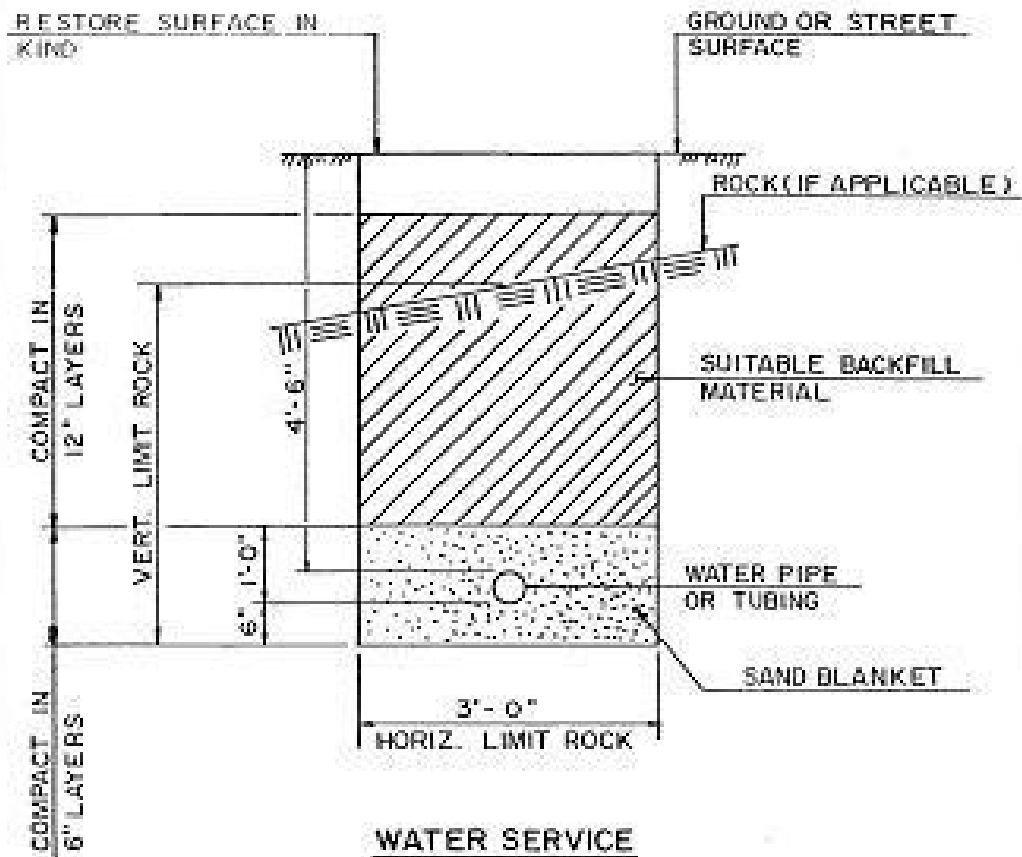
TYPICAL TRENCH DETAIL

TYPICAL TRENCH DETAIL
SANITARY SEWER
RCP & DIP - 12" AND LARGER



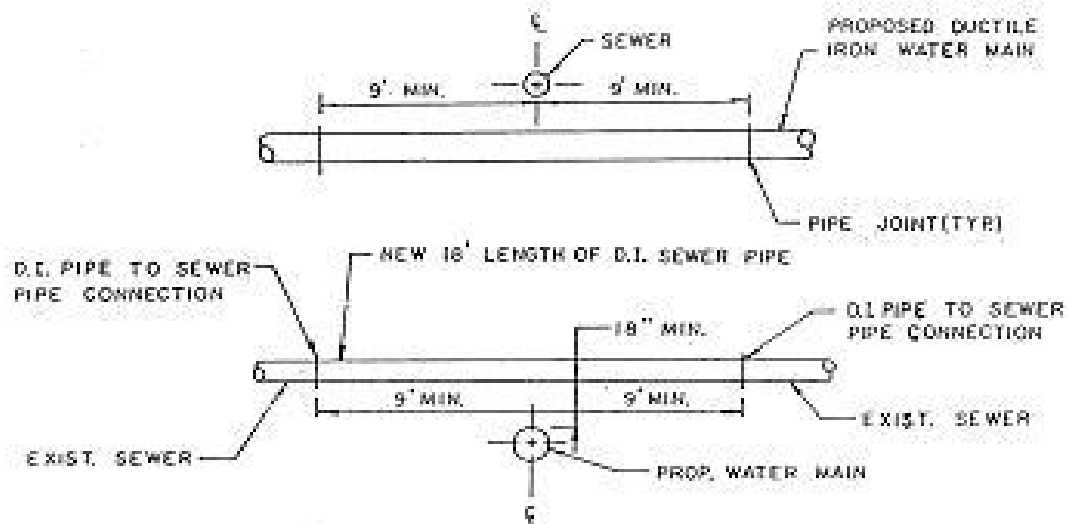
TYPICAL TRENCH DETAIL

TYPICAL TRENCH DETAIL
STORM DRAIN

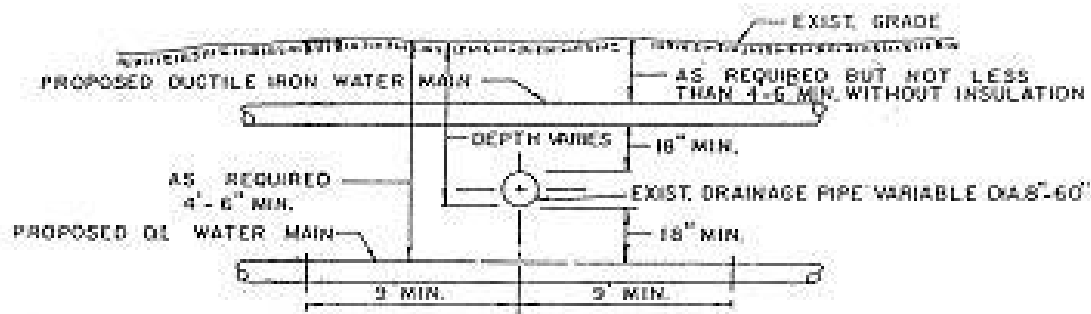


TYPICAL TRENCH DETAIL

TYPICAL TRENCH DETAIL
WATER SERVICE

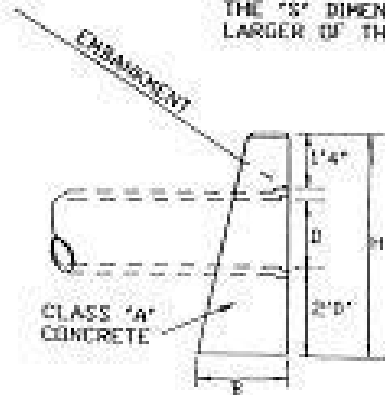


TYPICAL DETAIL OF WATER MAIN



TYPICAL DETAIL OF WATER MAIN
UNDER 8 OVER DRAINS

NOTE: FOR MULTIPLE PIPE ENDWALLS, THE HORIZONTAL DISTANCE BETWEEN EACH PIPE SHALL BE 2'-0". THE "S" DIMENSION SHALL BE BASED UPON THE LARGER OF THE PIPES.



WALL AT FOOT OF SLOPE



FRONT ELEVATION

- H = TOTAL HEIGHT OF ENDWALL
 B = BASE
 S = INSIDE DIAMETER OF PIPE
 L = HEIGHT OF SLOPE ABOVE FLOWLINE
 L = LENGTH OF WALL EQUALS 3S+3
 ALL EDGES OF EXPOSED SURFACES TO BE CHAMFERED APPROXIMATELY ONE INCH

DIMENSIONS AND QUANTITIES FOR SMC ENDWALL BASED UPON 3 = 3 + 2'						
D	S	H	L	BATTER	B	VOL.
12'	1'-2"	4'-6"	4'-6"	2-1/2"	3'-11.25"	1.10CY
15'	1'-5"	4'-9"	5'-6"	2-1/2"	3'-11.88"	1.45CY
18'	1'-8"	5'-0"	6'-6"	2-1/2"	3'-0.25"	1.80CY
24'	2'-2"	5'-6"	8'-6"	2-1/2"	3'-1.73"	2.70CY
30'	2'-9"	6'-0"	10'-6"	2-1/2"	3'-3"	3.75CY
36'	3'-2"	6'-6"	12'-6"	3"	3'-7.5"	5.45CY
42'	3'-6"	7'-0"	14'-6"	3"	3'-9"	6.40CY
48'	4'-2"	7'-6"	16'-6"	3"	3'-10.5"	8.00CY
54'	4'-8"	8'-0"	18'-6"	3"	3'	10.0CY
60'	5'-2"	8'-6"	20'-6"	3"	3'-11.50"	12.0CY

STANDARD ENDWALL

7.2 General - All improvements shall be made in accordance with Standard Specifications for Road, Bridges and Incidental Construction, Form 814 of the Connecticut Department of Transportation, except as otherwise provided by these Regulations or any applicable ordinances of the Town of Colchester.

7.3 Inspection and Approval of Work - All subdivision improvements shall be inspected and approved by the First Selectman or his designee who shall decide on all questions regarding the interpretation of plans and specifications. He may require additional working drawings from the applicant to facilitate inspection at any time during construction of improvements. As-built plans for all streets, drainage features and underground utilities shall be presented to the First Selectman or his designee prior to the acceptance of any street or easement by the Town of Colchester and prior to the release of any applicable performance bond.

7.4 Streets - The applicant will place easily identifiable stakes at even hundred-foot stations along the center lines of proposed streets prior to submission of the subdivision plan to facilitate evaluation of the plan by the Commission. The First Selectman or his designee shall be notified in writing at least 48 hours in advance of the following stages of construction:

- (a) Completion of the preparation of the subgrade.
- (b) Completion of, but before covering, drainage structures and pipe.
- (c) Completion of gravel sub-base.
- (d) Beginning of construction of stone base course.
- (e) Beginning of construction of wearing surface.

Streets shall be constructed as follows:

7.4.1 Subgrade - All soft and yielding material and other portions of the subgrade which will not compact readily when rolled or which contain organic or man-made material shall be removed and all loose rock or boulders over 5 inches in size shall be removed or broken to a depth of one foot below the subgrade. All holes or depressions made by the removal of unsuitable material shall be filled and rolled uniformly with a roller weighing at least ten tons. If the surface of an existing road is 2 feet or less below the proposed subgrade surface, it shall be scarified for the full width of the roadbed. All ledge rock and boulders shall be removed to a depth of 12 inches below grade of the existing road. The subgrade shall be constructed the full width of the paved surface as indicated in Section 6.3.3, above, plus 12 inches beyond the curb face on each side of the street.

7.4.2 Sub-base - The sub-base shall consist of bank run gravel. Where ledge rock is encountered, it shall be excavated to a depth of 24 inches below sub-base, and the sub-base shall be at least 12 inches thick. Where ledge rock is not encountered, the sub-base thickness shall be as follows:

Local Streets	8"	Collector Streets	12"
Dead-End Streets	8"	Arterial Streets	12"

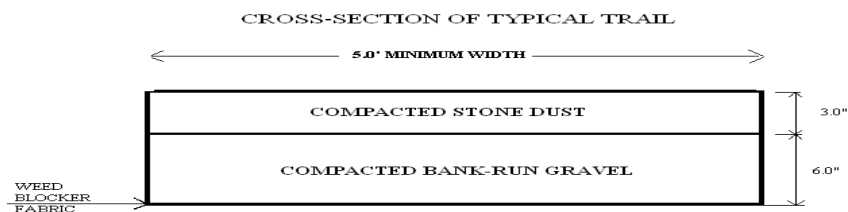
- 7.4.3 On completion of the subgrade and on completion of the sub-base, each shall be compacted by a roller weighing at least ten tons.
- 7.4.4 Base Course - The base course shall consist of processed gravel, except that where finished grades in excess of 6% occur, crushed stone shall be substituted for processed gravel. The base course thickness shall be six (6) inches for all streets.
- 7.4.5 Wearing Surface - The wearing surface shall be of bituminous concrete pavement constructed in two courses over the base course. The compacted thickness of the finished wearing surface shall be three and one-half (3 1/2) inches for all streets.

Placement of wearing surface shall be accomplished in two lifts, as follows:

Binder Course - 2" of Class I Bituminous Concrete
Surface Course - 1-1/2" of Class II Bituminous Concrete

- 7.4.6 Where Portland Cement concrete or granite curbing is used, the base course and wearing surface shall be constructed to the full paved width as required in Section 6.3.3 above. Where Bituminous concrete curbing is used, the base course and wearing surface shall be constructed the full paved width as required in 6.3.3 above plus one foot beyond the curb face on each side of the street.
- 7.5 Storm Drainage - A storm water drainage system shall contain, where necessary, sufficient culverts, catch basins, head-walls, storm sewers and other structures or facilities suitable to provide the streets and adjacent lots proper drainage. All such appurtenances shall be in accordance with Town of Colchester Standard Construction Details and Specifications included as Section 7.1.a of these Subdivision Regulations. All storm drainage design shall be in accordance with Section 12.5.4 of the Zoning Regulations of the Town of Colchester.
- 7.6 Curbs - Curbs shall be constructed of either granite, Portland Cement concrete or bituminous concrete and shall be installed on all streets; curbing on the side of existing streets shall be as recommended by the Town Engineer. Curbs shall conform to the Town of Colchester Standard Construction Details and Specifications.
- 7.6.1 Depressed curbing shall be provided in the area of the expected driveway location for each lot but for no more than a fifteen (15) feet for each residential driveway.
- 7.6.2 All curbs shall be backed up full height with solidly packed earth, a sidewalk or a driveway.
- 7.6.3 Bituminous concrete curbing shall be machine laid by a standard curbing machine.
- 7.7 Sidewalks - Sidewalks shall be provided in accordance with Section 6.3.12 above and shall have at least 4 feet of width unobstructed by utility poles, fire hydrants, trees, etc.

- 7.7.1 Sidewalks, where required, shall be Class "C" (4000 lb.) Portland Cement concrete, 5 inches in thickness, and laid over 8 inches of thoroughly compacted processed gravel approved by the First Selectman or his designee. There shall be 3/4" wide bituminous expansion joints across the sidewalk width every 15 feet apart longitudinally. Surfaces shall be "broom-finished".
- 7.7.2 Sidewalks shall be laid in the street right-of-way parallel to the existing street pavement where such exists and one foot from the street right-of-way line unless a different location is approved by the Commission and First Selectman. Sidewalks shall be extended to the curb at intersections and shall be continuous across driveways.
- 7.7.3 Sidewalks shall pitch one-fourth inch per foot towards the street; ground between the sidewalk and street shall pitch not less than one-half inch nor more than 2 inches per foot towards the street, and the curb at the street pavement shall be not more than 6 inches above the wearing surface of the road unless physical conditions indicate that a greater height is desirable and such height is approved by the Commission and/or the First Selectman.
- 7.7.4 Where a sidewalk crosses a private driveway, the concrete shall be reinforced with 6" x 6" mesh #10 over #10 reinforcing, 8 inches thick and laid over 12 inches of processed gravel, thoroughly compacted. Where it is necessary for water to cross the sidewalk at the driveway, the sidewalk shall pitch to a low point at the center (width) so storm water will drain across the driveway to the street and not along the sidewalks parallel to the street.
- 7.7.5 Cement for sidewalks shall be poured after inspection by the First Selectman or his designee of the gravel base. No less than a complete section between expansion joints shall be poured at one time.
- 7.7.6 Public Trails along private roadways shall be installed to the required line and grade to a minimum width of five (5) feet. A minimum cross section of three (3) inches of compacted "stone dust" (or other material acceptable to the Commission) over a minimum of six (6) inches of bank run gravel with a weed blocker fabric on the sub-grade shall be provided. See detail below.



- 7.8 Monuments and Markers - Stone or reinforced concrete monuments shall be placed at all points of curvature or tangency, at all angle points on the street lines and at one front

corner of each lot. Iron pipes or pins shall be placed at all other lot corners or angle points.

7.8.1 Monuments shall be not less than 4 inches square and 30 inches long with a brass or copper plug, drill hole or cross marking the center of the monument. They shall be set flush with or slightly above finished grade. Iron pipes shall be at least one-half inch nominal inside diameter, 36 inches long. The top of pipes or pins shall normally be at least 2 inches above finished grade.

7.8.2 The cost of placing such monuments, pipes or pins shall be borne by the developer. Before final acceptance of the road or roads by the Town, the developer shall submit an "as-built" plan, certified by a registered Land Surveyor of the State of Connecticut, showing final placement of all monuments, iron pipes or pins which were on the map approved by the Commission.

7.9 Street Signs - Flexibility in design of street signs is permitted provided the name of the street is clearly readable from a distance of 50 feet and is constructed of a weatherproof reflective material all satisfactory to the Commission. All street signs shall conform to the following:

7.9.1 The street sign shall be mounted on a galvanized metal pipe 2 inches inside diameter and capped on the top.

7.9.2 The bottom of the sign shall be approximately 8 feet above the ground surface.

7.9.3 The pipe shall be set at least 3 feet below the ground surface and anchored by a concrete weight.

7.9.4 The sign and the post shall be constructed in a manner that will prevent turning.

7.9.5 Four-way intersections shall have two sign posts located on diagonally opposite corners. T-intersections shall have one sign post. Each sign post shall identify both intersecting streets.

7.10 Utilities - All utility lines shall be located underground in subdivisions involving new road construction except where physical conditions make underground installation impractical.

7.10.1 Underground locations shall generally comply with the following, where practical:

(a) Sanitary sewers - along center line of streets.

(b) Storm sewers - beneath street paving surface, along edge of street opposite water line.

(c) Water line - beneath planting strip or sidewalk but above and at least 10 feet from any existing or possible future sewer line.

(d) Electric and telephone - beneath sidewalk or planting strip, opposite the water line.

- 7.10.2 Water supply and distribution systems shall be installed in accordance with the specifications of the Colchester Utilities Commission, the Southeastern Connecticut Water Authority or the Connecticut Department of Health, whichever has jurisdiction.
- 7.10.3 All sewage shall be disposed of by connection to public sewers or if such are not available within 500 feet of the proposed subdivision, by subsurface sewage disposal systems or by other methods approved by the Department of Environmental Protection or the State Department of Health, all in accordance with the provisions of Section 19-13-B20 of the Connecticut Public Health Code. Any public sewer system shall be approved by the Colchester Utilities Commission. The Commission may require that capped sewers be installed in a subdivision which is located within or above the area that can reasonably be expected to be served by public sewers within five years of the submission of the subdivision plan. All open ends of the system shall be capped and as-built plans provided showing exact locations and elevations so that capped ends can be readily located.
- 7.11 *SECTION DELETED.*
- 7.12 Clean-up - Upon suspension or completion of the work or any portion thereof, the developer or contractor shall remove from all public or private property all temporary structures, tools and equipment, rubbish or waste materials resulting from his operations. Tree stumps and boulders shall be buried along property lines with a minimum two-foot cover. Cut-down trees and brush shall be removed from the property. All ditches shall be filled; all sewers, drains, catch basins and manholes cleaned and flushed; streets, walks, curbs and other structures cleaned and repaired and the whole work left in a neat condition. All unpaved areas within the street lines and excavated or filled areas on private property shall be graded, covered with suitable topsoil or loam, rolled, fertilized and seeded with a mixture conforming to Section M.13.04 of the State Highway Department Standard Specifications for Roads, Bridges and Incidental Construction, Form 814.
- 7.13 Bonding - Upon completion of improvements and upon acceptance of such improvements by the Town, the performance [and payment] bonds as required under Section 4.5 of these Regulations shall be released by the Selectman upon the substitution thereof of a maintenance bond in the amount of twenty-five hundred dollars (\$2,500.00) or one-tenth (1/10) of the cost of improvements, whichever is greater, to continue for a period of one (1) year from the date of Town acceptance, guaranteeing to remedy construction or to indemnify the Town for repairing such defects.

Application by written communication to the Board of Selectmen for approval of portions of the total improvements may be made upon completion of such portions. If such portions are accepted, the one-year period for the maintenance bond for the portions

accepted will commence as of the date of acceptance and a pro-rated reduction in the performance bond may be approved by the Selectmen.

The contractor or developer shall, when notified by the First Selectman, promptly and at his own expense, repair all failures in the construction and operation of structures and appurtenances which may occur during the maintenance period; and he shall similarly repair all defects, settlements and irregularities of the structures and appurtenances or drains, pipes, mains or conduits, curbs, gutters, sidewalks, road surfacing, land turfing, catch basins, retaining walls or any other structures or improvements on the line of the work or adjacent thereto occurring during the maintenance period which are caused by or affected by his work.

If the contractor or developer fails to remedy such defects within a reasonable time, not to exceed 60 days after the notice, the First Selectman may, without prejudice to any other remedy and upon written notice to the contractor or developer and surety company, cause the required repairs to be made and bill the contractor or developer or the surety company for the cost of the work then involved.

SECTION 8 - GENERAL

- 8.1 Amendments - These Regulations may be amended from time to time in accordance with the procedures specified in Section 8-25 of the Connecticut General Statutes, 1958 Revision, as amended.
- 8.2 Applicability - Nothing herein is intended to modify the requirements of law with reference to the acceptance of streets by the Town of Colchester. Nothing herein is intended to modify or control the construction, reconstruction, or extension of roads by the Town of Colchester. Any regulations pertaining to developers' roads or subdivisions which are inconsistent herewith are hereby repealed. When the authority of any official or agency referred to in these Regulations, whose inspection or approval of any improvements or procedures is required by these Regulations, is by law superseded by another official or agency, the title and names of the replacement official or agency are deemed to be interchangeable with the applicable titles and names used in these Regulations.
- 8.3 Validity - If any section, subsection or phase of these Regulations is found for any reason to be invalid by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portion of these Regulations.
- 8.4 Effective Date - These Regulations amend and supersede previously adopted regulations for the subdivision of land in Colchester and shall be effective on September 16, 1974, and revised through December 12, 2003.

APPENDIX A

CHECKLIST - FINAL PLAN OF SUBDIVISION (see Section 5)

The following items provide the developer and the Commission with a listing of the various requirements of a Final Subdivision Plan. Check each item, as applicable, to insure that the required information is completed. PLANS WITH INCOMPLETE INFORMATION WILL NOT BE ACCEPTED.

- _____ Subdivision Application Form fully completed.
- _____ Application Fee (see section 4.1).
- _____ Five paper prints each of a Boundary Survey Map at a scale of 1 inch to 100 feet, and a Construction Plan, where applicable, at a scale of 1 inch to 40 feet, all on sheets no larger than 24 x 26 inches showing the following:
 - _____ Name of subdivision.
 - _____ Boundaries of entire parcel including owned land not to be subdivided.
 - _____ North arrow, scale, date and legend.
 - _____ Designation of zoning district.
 - _____ Location map @ scale of 1" = 1000'.
 - _____ Approval block of Zoning and Planning Commission.
 - _____ Approval block of Board of Selectman for construction proposals where applicable.
 - _____ Approval block of the Conservation Commission.

Names of the following:

- _____ Record Owner (and address).
- _____ Applicant for subdivision (and address).
- _____ Designer/Architect.
- _____ Licensed Professional Engineer with seal and registration number.
- _____ Licensed land Surveyor with seal and registration number.
- _____ Abutting property owners within 100 feet.

Locations of the following existing items:

- _____ Easements and right-of-way.
- _____ Natural watercourses and wetlands.
- _____ Rock outcroppings.
- _____ Buildings (if any).
- _____ Stone walls.
- _____ Trees in excess of two feet in diameter.
- _____ Monuments, pipes or markers concerning property boundaries.
- _____ Benchmark elevations.
- _____ On-site soil types (see Section 5.2.16).
- _____ Storm drainage.
- _____ Streets with names.
- _____ Sidewalks.
- _____ Flood zone limits (see Section 5.2.18).
- _____ Aquifer Protection Zone.

Location of the following proposed items:

- _____ Streets with names and engineering requirements of Section 5.2.8.
- _____ Easements and rights-of-way, with Meets and Bounds.
- _____ Open spaces.
- _____ Storm drainage.
- _____ Sidewalks.
- _____ Work required on existing streets to bring them to Town standards (see Section 6.3.15).
- _____ Location of percolation test holes and deep test data (required on each lot in area of proposed leaching field).
- _____ Soil test pit data in tabular form.
- _____ House, well, drive, septic system for each lot.
- _____ Footing drain for each proposed dwelling (see Section 5.2.21).

The inclusion of the plans of the following:

- _____ Legend with description of symbols and abbreviations.
- _____ Lot lines and numbers, lot dimensions.
- _____ Area (square footage) of each lot and total acreage.
- _____ Erosion and sediment control plan (see Section 5.3.3).
- _____ Construction/general notes.
- _____ Building set-back lines.
- _____ Map reference.
- _____ Construction detail for public improvements.
- _____ Existing and proposed contour lines at proper intervals (see Section 5.2.9).

The following written statements shall accompany the Application for Subdivision:

- _____ Statement from Sanitarian or Town Health Officer, or their designees, that percolation tests and examination of the deep test pits were conducted in his presence, and that the land is suitable for sub-surface septic disposal.
- _____ Statement indicating the intention for the use of other land owned by the applicant adjacent to the proposed subdivision.
- _____ Two copies of all storm drainage computations and supporting maps and charts.