

**TOWN
OF
WALLINGFORD**

**SUBDIVISION
REGULATIONS**

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TABLE OF CONTENTS

SECTION I – General Requirements	
A. Purpose.....	5
B. Waiver of Requirements.....	5
C. Subdivision Modifications	5
D. Approval	5
E. Penalties for Violations.....	5
SECTION II – Definitions	6
SECTION III – Submission Requirements	
A. Requirements	7
1. Application Form	7
2. Fee	7
3. Maps and Information Required.....	7
B. Map Requirements	10
1. Survey Information.....	10
2. Preparation by Engineer.....	10
3. Size.....	10
SECTION IV – Procedures for Submission, Review and Filing	
A. Date of Receipt	10
B. Regional Referral.....	10
C. Commission Action	10
D. Resubdivision Notice	11
E. Public Hearings	11
F. Notice of Decision.....	11
G. Map Endorsement	11
H. Bond.....	11
I. Deeds and Easements	12
J. Filing of Map	12
SECTION V – Completion of Work	
A. Time	13
B. Inspections.....	13
C. Reduction of Bond.....	13
D. Release of Bond.....	13
1. Request.....	13
2. "As-Built"	13
E. Default of Bond.....	14
F. Maintenance Bond.....	14
G. Clean-up	14
H. Certificate of Occupancy	15
I. Maintenance of Unaccepted Subdivision Streets.....	15
J. Acceptance of Streets.....	15
SECTION VI – Design Criteria	16
A. Streets	16
1. Width and Design.....	16
2. Intersections.....	16

SECTION VI – Design Criteria (cont.)

3. Cul-de-Sacs	17
4. Future Streets	17
5. Existing Streets	18
6. Street Names and Address Numbers	19
7. Sidewalks	19
8. Street Trees	19
9. Curbs	20
10. Side Slopes	20
11. Driveways	20
12. Pavements	20
13. Connections	20
B. Water Supply and Waste Disposal	20
1. Water Supply	20
2. Sanitary Sewer	21
3. Private Sewage Systems	21
C. Storm Drainage	21
1. General	21
2. Location	22
3. Discharge	22
4. Existing Streets	22
5. Grading	22
6. Alteration of Watercourses	23
7. Underdrains	23
8. Connecticut State Highway Permit	23
9. Manholes and Catch Basins	23
10. Minimum Cover	23
11. Culverts	23
12. Minimum Design Standards	23
D. Street Line Monument	24
E. Property Corner Markers	24
F. Electric Utilities	24
G. Traffic Control	24

SECTION VII – Construction Standards and Specifications 25

SECTION VIII – Supplementary Regulations

A. Soil Erosion and Sediment Control	25
1. Purpose	25
2. Definitions	25
3. Activities Requiring a Certified Erosion and Sediment Control Plan	26
4. Exemptions	26
5. Erosion and Sediment Control Plan	26
6. Minimum Acceptable Standards	27
7. Issue of Denial Certification	27
8. Conditions Relating to Soil Erosion and Sediment Control	28
9. Inspection	28
B. Open Space	28
C. Solar Access	29
D. High Pressure Gas Transmission Pipelines	29

SECTION IX – Severability, Repealer and Effective Date..30
APPENDIX A – Standard D.O.T. Drawings 31
APPENDIX B – Standard Road Cross Section 32

I. GENERAL REQUIREMENTS

A. Purpose:

It is the intent of these regulations that all land to be subdivided shall be of such character that it can be used for building purposes without danger to health or the public safety, that proper provision shall be made for water, drainage and sewerage and, in areas contiguous to brooks, rivers, or other bodies of water subject to flooding, that proper provision shall be made for protective flood control measures, that the proposed streets are in harmony with existing or proposed principal thoroughfares shown in the Plan of Development, 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. These regulations also provide that the Commission may require the provision of open spaces, parks and playgrounds when, and in places deemed proper by the Commission, which open spaces, parks and playgrounds shall be shown on the subdivision plan. These regulations also provide that proper provision be made for soil erosion and sediment control and solar access (From Connecticut General Statutes Section 8-25).

B. Waiver of Requirements:

The Commission, upon written request from the applicant, may waive specific requirements of these regulations by a $\frac{3}{4}$ vote of all Commission members with respect to a subdivision where, owing to physical site conditions especially affecting such subdivision, a literal application of these regulations would result in undesirable development, practical difficulty or unusual hardship, so that substantial justice will be done. No waiver shall be granted that would conflict with the Zoning Regulations, or any other Town, State or Federal regulation, or that would have a significant adverse effect on adjacent property or on public health and safety. In granting a waiver of specific requirements of these regulations, the Commission shall state the reasons for its action and may attach such conditions that it deems necessary to preserve the purpose and intent of these regulations.

C. Subdivision Modifications:

Applications for subdivision modifications which are necessitated by site conditions, or which are deemed to be in the public interest, shall be made in the same manner as the original application; except that modifications which are found to be of minor nature or which do not materially alter the subdivision, may be authorized by the Town Planner with the concurrence of the Town Engineer, where appropriate, or by the Legal Traffic Authority, as it pertains to traffic and public safety.

D. Approval:

The Commission shall not approve any subdivision plan unless it conforms to the standards hereinafter specified and to the Wallingford Zoning Regulations.

E. Penalties for Violations:

Any person, firm, or corporation making any subdivision of land without the approval of the Commission shall be subject to penalties in accordance with the General Statutes.

II. DEFINITIONS

APPLICANT – An individual, firm, association, syndicate, partnership, corporation, or the official agent thereof, having recorded title to the land or building, or sufficient proprietary interest to seek development or use of the premises.

COMMISSION – The Planning and Zoning Commission of the Town of Wallingford.

CUL-DE-SAC STREET – A street(s) accessible from only one end. This shall include loop roads.

11/13/04

EASEMENT – A right held by one person or organization to make use of land of another for a limited purpose.

ENGINEER – A person registered and certified as a Professional Engineer by the Connecticut State Board of Registration for Professional Engineers and Land Surveyors.

PLAN OF DEVELOPMENT – Plan of Development adopted by the Commission pursuant to 8-23 of the Connecticut General Statutes.

RESUBDIVISION – A change in map of an approved or recorded subdivision or resubdivision if such change:

- A. Affects any street layout shown on such map;
- B. Affects any area reserved thereon for public use; or
- C. Diminished 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 map.

STREET – Any dedicated public traveled way which affords principal access to abutting properties. This shall include thoroughfare, street, highway, road lane, or drive.

SURVEYOR – A person registered with and certified as a land surveyor by the Connecticut State Board of Registration for Professional Engineers and Land Surveyors.

SUBDIVISION – The division of a tract of land into three (3) or more parts or lots made subsequent to the adoption of subdivision regulations by the Commission, for the purpose, whether immediate or future, of sale or building development, expressly excluding development for municipal, conservation or agricultural purposes, but including resubdivision.

TOWN – Town of Wallingford.

WATERCOURSE – Any river, stream, brook, or other natural or artificial waterway.

III. SUBMISSION REQUIREMENTS

- A. All applications for approval of a subdivision shall be submitted on forms provided by the Commission and shall include such maps and other information as may be required for a complete review of the applications. An application shall include all of the following unless specifically waived by the Commission.
1. A completed application form signed by the applicant (or his agent) and if the subdivision is proposed by an applicant other than the owner of the land to be subdivided, the application shall be signed by the owner.
 2. Fee, as set by the Commission.
 3. Eight (8) black line or blue line paper prints of each of the following:
 - a. The Subdivision Map, containing:
 1. Name of subdivision, applicant, title, date, graphic scale, name of Town and north point.
 2. Existing buildings and structures and existing and proposed property and street lines.
 3. Adjoining property lines and the names of current adjoining owners as shown on tax assessment records, including those directly across the street from the subdivision.
 4. Existing and proposed driveways, watercourses, ponds, swamps, easements, rights-of-way, wetlands boundaries, 100-year floodplain, stream encroachment lines.
 5. Existing and proposed open spaces.
 6. Proposed lots, proposed lot numbers in a circle symbol and new street address numbers in a hexagon symbol.
 7. All dimensions and all bearings or angles on all property lines, proposed lots, street lines, easements, rights-of-way, parks, recreations areas and open spaces.
 8. The central angle, tangent distance, length and radius of all arcs.
 9. The width of all existing and proposed streets, rights-of-way and easements.
 10. The square footage and acreage of all lots and open space and total acreage of subdivision.
 11. Building setback lines shown and dimensioned.
 12. Existing and proposed street names and street monument sites.
 13. An index map if the proposed subdivision is divided into sections or is of such size that more than one (1) sheet is required.

14. A location map [scale one (1) inch equals one thousand (1,000) feet] showing the location of the subdivision and relation to primary roads in the Town.
15. The words "Approved by the Planning and Zoning Commission" with designated place for the signature of the Chairman and date of approval.
16. The words "Work Completion Date" with a designated place for the five-year expiration date.
17. The Zoning district or districts in which the property is located shall be indicated. The location of any district boundary crossing or bordering the property shall be shown.
18. Proposed sections of the subdivision in the event a conditional approval is authorized showing the roads, storm drainage, sidewalks, sedimentation and erosion controls, utilities, and all other public improvements located in each section.

3/6/94

b. Map of Existing Conditions and Proposed Development Plan, containing:

1. Existing buildings and structures, and existing and proposed property and street lines with dimensions.
2. Adjoining property lines for a distance of one hundred (100) feet from the perimeter of the subdivision and the names of adjoining owners as shown on tax assessment records including names directly across the street from the subdivision.
3. Existing and proposed watercourses, ponds, easements, wetland boundaries, 100-year floodplains and stream encroachment lines.
4. Existing and proposed street names.
5. Existing and proposed driveways, storm drains, sanitary sewers, septic systems, water wells, catch basins, manholes, bridges, headwalls, utility poles and lines, high pressure gas lines and electric high tension lines, traffic control equipment, and all other structures pertaining to streets, drainage, sewers and utilities.
6. Proposed lot arrangement and lot numbers.
7. Existing contours at an interval not exceeding two (2) feet based on Town datum with source of the contours noted on the map.
8. Key elevations of existing adjoining roads and spot elevations showing proposed grading of proposed roads within the subdivision.
9. Location of percolation test holes and all test pits.
10. Existing and proposed open spaces.

11. Principal wooded areas and other trees of more than 8 inch caliper measured four (4) feet off the ground and mature evergreens of ornamental quality and any ledge outcrops and existing stone walls and fences.
 12. Location map [scale one (1) inch equals one thousand (1,000) feet] showing location of subdivision and relations to primary roads in Town.
 13. Name of subdivision and applicant and names of those having any beneficial interests.
 14. Title, date, graphic scale, name of Town and north point.
 15. Name of engineer or surveyor preparing map.
 16. Sanitary sewer use calculation.
 17. Identification of lots requiring sanitary sewer grinder pumps.
- c. Construction Plans containing:
1. Plan and profile drawings at a horizontal scale of 1" = 40' and a vertical scale of 1" = 4' of all proposed streets, storm drains, sanitary sewers, catch basins, manholes, watercourses, headwalls, sidewalks, curbs, gutters, bridges, culverts, underground utilities and all other structures pertaining to streets, drainage and sewers shall be submitted. The tangent grade, P.V.I. elevation, length of curve, and safe stopping sight distance shall be indicated at all vertical curves. Location and elevations of bench marks, based on the United States Coast and Geodetic Survey datum. Profile drawings and elevations shall be based on Town datum. In the case of streets, sample road cross sections shall be shown and the profiles shall show the existing grades and proposed elevations at the center line and both street lines. The depth, invert, slope, and size and type of all pipes, ditches, and streams shall be shown. Detail drawings of any bridges, box culverts, manholes, and other special structures shall also be submitted.
 2. Certification under seal of a Connecticut professional engineer that "The proposed improvements conform to Town of Wallingford standards".
- d. Grading Plan containing:
1. Areas of major regrading, cuts, fill or soil or rock removal with estimated amount of material to be added or removed.
 2. Proposed layout of streets, lots, and open spaces.
 3. Proposed location of septic system, reserve area, buildings, structures, and driveway.
 4. The contour interval shall not exceed two (2) feet and shall be based on Town datum.
- e. Sedimentation and Erosion Control Plan, per Section VIII.A.

B. Map Requirements:

1. Survey Information – All maps shall contain certification that the accuracy of the information on the map meets the standards for Class A-2 Survey as established by the State of Connecticut Board of Registration for Professional Engineers and Land Surveyors. Such certificate shall bear the personally endorsed signature of the land surveyor and his seal, generally in the lower left hand corner.
2. Maps requiring preparation by a Professional Engineer
 - a. All maps containing information required to be prepared by a professional engineer shall bear the official seal and the personally endorsed signature of the professional engineer responsible for the preparation of such engineering information.
 - b. A plan submitted by a professional engineer for work within his professional competence which is based on a survey map previously prepared by a Connecticut registered land surveyor will be accepted without the seal of the land surveyor provided that the plan bears a statement with all of the following information.
 1. The title and date of the survey map.
 2. The name and Connecticut Registration Number of the land surveyor.
 3. A statement that the survey map was certified as meeting the accuracy standards for a Class A-2 Survey.
 4. A statement that the map is on file in the map file of the Wallingford Town Clerk's office.
 - c. Survey maps failing to conform to all of the above requirements must be reviewed and bear the seal and signature of a registered land surveyor and his certification that the survey meets Class A-2 standards.
3. The maps shall not exceed twenty-four by thirty-six inches (24" X 36"), and shall be at a scale not smaller than one hundred (100) feet to the inch.

IV. PROCEDURES FOR SUBMISSION, REVIEW & FILING

- A. **Date of Receipt** – Application for Subdivision approval shall be made to the Commission one business day prior to a regular meeting and shall be accompanied by all data as outlined in Section III A. Prior to the submission of a formal application, the applicant may meet with the Town Planner, Town Engineer, Legal Traffic Authority, or Water and Sewer Division to discuss the application.
- B. **Regional Referral** – Any proposed subdivision which abuts or crosses the Town line shall be referred to the appropriate Regional Planning Agency or agencies as required by Section 8-26b of the Connecticut General Statutes. 10/15/03
- C. **Commission Action** – The Commission shall approve, modify and approve, or disapprove any subdivision within sixty-five (65) days after receipt. The applicant may consent in writing to an additional period of up to sixty-five (65) days.

D. Resubdivision Notice - Each Application for a Resubdivision shall include a list prepared by the applicant, of the names and mailing addresses of the owners of all of the properties abutting the applicant's property as shown in the most recent records on file in the Town Tax Assessor's office (or the actual owner of record if otherwise known to the applicant). Abutting property owners shall include owners located directly across the streetline as well as contiguous property owners. The applicant shall mail notification of said pending application to at least one owner of each such property ten (10) to fifteen (15) days before the date set for the public hearing by transmitting the text of the public hearing notice as provided by the Commission. Evidence of such mailing, in the form of United States Post Office Certificates of Mailing, shall be submitted to the Planning office, along with said list of property owners, not less than five (5) calendar days prior to the hearing date. Failure to comply with any of the procedures required herein shall be deemed valid basis for denial of a Resubdivision application. 08/17/02

E. Public Hearings – The Commission may hold a public hearing regarding any subdivision proposal if, in its judgement, the specific circumstances require such action. All resubdivision require a public hearing. The Commission shall hold the public hearing, approve, modify and approve, or deny the application within the time periods under Section 8-26d of the Connecticut General Statutes.

F. Notice of Decision – Notice of decision of the Commission shall be published in a newspaper having a substantial circulation in the Town and shall be sent by certified mail to the applicant within fifteen (15) days after the decision.

G. Map Endorsement – The Chairman of the Commission, upon approval of the Commission, shall sign the subdivision map and the approval date thereof.

H. Bond –

1. The applicant shall post a performance bond with the Commission and the Utilities Department. Such bonds shall be in such amount as deemed sufficient to insure the satisfactory completion of all required improvements in accordance with the approved subdivision plan except as hereinafter provided.

3/6/94

2. The bond for municipal water and sewer and/or electric improvements shall be posted with the Utilities Department in an amount specified by the Utilities.

3. The bond for roads, drainage, sidewalks, sedimentation and erosion control and all other improvements in the public right-of-way or other specified areas shall be set by the Town Engineer and posted with the Commission. This total bond amount shall also include an additional fifteen (15) percent to cover contingencies. The bond may be in the form of a check payable to the Town, or an insurance company performance bond written by a company authorized to write bonds in the State of Connecticut. Said bond shall be posted with the Commission, in accordance with the approved subdivision, for a period set by the Commission not to exceed five (5) years or until all improvements have been completed and accepted by the Town. 03/13/04

4. In lieu of posting a performance bond in an amount sufficient to insure satisfactory completion of all the required public improvements in an Open Space Subdivision, the Commission may authorize the filing of a plan with a conditional approval endorsed thereon. In such event the applicant may make the required improvements in sections and post a bond in an amount sufficient only to insure completion of the improvements located in a particular section except that, however, the amount of the bond for public utilities shall be established pursuant to subsection G.2 above. Sections shall be numbered consecutively and

work shall proceed sequentially. No zoning permit, building permit, or certificate of occupancy shall be issued for construction in any section in which such performance bonds have not been posted. In addition to the foregoing, a caveat prohibiting the sale of lots in all sections for which a bond has not been posted shall be recorded on the land records, which caveats shall be released upon posting of the required bonds.

3/6/94

5. All bonds must be posted with the appropriate officials prior to the filing of the approved subdivision map. 3/6/94

I. Deeds and Easements

1. Prior to the filing of the approved subdivision map, the applicant shall provide the Town with a properly executed warranty deed and certificate of title for all new streets and rights-of-way in the subdivision, quit claim deeds for any areas along existing streets to be deeded to the Town, and any easements. A metes and bounds description shall be used on all deeds and easements.
2. Approval of the subdivision plan and acceptance of the deed and certificate of title shall not be deemed to constitute or effect any acceptance of any street by the Town. The Town Council shall accept streets in any given subdivision only after certification by the Town Engineer and Director of Public Works that all work required by the subdivision plan as approved has been completed in accordance therewith.

J. Filing of Map

1. Upon approval or approval with modification of a subdivision, the applicant shall cause any required corrections or modifications to be made to the subdivision map and to any supplemental maps filed with the application. After corrections have been made, the applicant shall deliver the following maps to the Town Planner's office for signing by the Commission Chairman:
 - a. Seven (7) paper prints of the final subdivision map and all other final maps (existing conditions, construction, etc.)
 - b. Two (2) official reproducible copies of the subdivision map(s) drawn on printed polyester film at least .003 inches thick. Said map(s) shall be 36 inches by 24 inches, 24 inches by 18 inches or 18 inches by 12 inches as per Section 7-31 of the Connecticut General Statutes as amended.
 - c. One (1) reproducible of the Grading Plan.
 - d. A separate reference map to the scale of one (1) inch equals one hundred (100) feet or one (1) inch equals two hundred (200) feet, as the scale of the Assessor's maps in the subdivision area may be, showing all street lines, lot line, easements, names of streets and north point, for revision of said Assessor's maps.
2. The signed subdivision map shall be filed on the Wallingford Land Records as per the time limits of Section 8-25 of the Connecticut General Statutes. Failure to record the map within the time limits set by Section 8-25 shall cause the approval to become null and void.

V. COMPLETION OF WORK

A. Time – All work in connection with any subdivision shall be completed within five (5) years after the approval of the plan for such subdivision. Failure to complete all work within such five-year period shall result in expiration of the approval of such subdivision in accordance with the General Statutes of the State of Connecticut.

B. Inspections –

1. All subdivision improvements to be dedicated to the Town shall be inspected by the Town Engineer and such agent as may be designated by the Commission. At least forty-eight (48) hours notice, excluding Sundays and holidays, shall be given by the developer to the Commission or its appointed agent for each inspection.
2. Inspections shall be made at the following stages of construction:
 - a. When rough grading is complete
 - b. When drainage and all other underground utilities are installed, but prior to backfilling
 - c. During construction of granite and concrete curbs
 - d. During construction of street base courses
 - e. During construction of bituminous concrete surface and binder courses
 - f. During the placing of concrete sidewalks
 - g. During back-filling of pipes and structures
 - h. A final inspection shall be made when all improvements are complete and before acceptance by the Town

C. Reduction of Bond – The applicant may apply, in writing, to the Commission for a partial release of the bond provided a substantial amount has been completed. The site will be inspected by the Town Engineer who will notify the Commission if a reduction in bond is warranted.

D. Release of Bond –

1. Upon written request of the applicant for the reduction or release of the bond, the site shall be inspected by the Town Engineer and/or other appropriate Town Officials to determine if all of the conditions have been met and if all required site improvements have been satisfactorily completed in accordance with the approved plans.
2. The applicant shall submit three (3) copies of "As-Built" construction plans, signed and sealed by a land surveyor or engineer licensed to practice in the State of Connecticut, certifying that the streets, curb cuts, storm drains, sanitary sewers, water mains, catch basins, manholes, ditches, headwalls, sidewalks, curbs, gutters, bridges, culverts, underground utilities, street trees, and all other required improvements pertaining to streets, drainage and water and sewer as shown on the as-built plan, are substantially correct as indicated.
 - a. As-Built Drawings
 1. The following information shall be included on the As-Built drawing(s):
 - a. Title block and legend
 - b. North Arrow
 - c. Date project was approved by Commission and date installation was complete
 - d. Baseline Stations on centerline of road with stationing shown every 100 feet
 - e. Adjoining map reference numbers and match lines with stationing
 - f. Edge of pavement, street names and house numbers

- g. Size and type of sewer main, lateral locations and shut-off valves, air release valves, fittings (tees, bends, reduces, etc.), meter pits, sewer facilities (tanks, pump stations, etc.)
 - h. Size and type of water lines, service lines, curb boxes, valves, reducers and increasers, T's, hydrants and house lines
 - i. Size and type of storm drains, catch basins and manholes
 - j. Invert and top-of-frame elevations and rates of grade
 - k. Centerline of the street, with all points of curvature and intersections shown as center line stations
 - l. Centerline grades with parabolic vertical curve data including P.V.I. stations, grade and length of curve
 - m. Stations of all PVC's and PVT's and all vertical curve data
 - n. Other utilities, such as gas mains and underground electric
2. The As-Built drawing(s) shall be plan view, scale 1 inch = 40 ft. The profile map shall be drawn on the same sheet with, and beneath the plan, at a scale of 1 inch = 40 ft. horizontal and 1 inch = 4 ft. vertical.
 3. The As-Built drawings may be submitted on standard paper for comments. The final drawing(s) shall be submitted on mylar sheets, 24" X 36".

E. Default of Bond – If, after due notice that the improvements for which the bond has been posted have not been fully completed within the time limit established in the bond or that there are any deficiencies in the quality of any portion of the work or that the work fails in any way to be completely acceptable to the Town Engineer, Director of Public Works and/or Utilities as meeting the standards required by the Town specifications, then notices shall be sent to the developer and to any bonding company advising of the default and forfeiture of the bond 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.

F. Maintenance Bond – Upon completion and conditional acceptance by the Commission of all public improvements as required, the performance bond shall be released, except that an amount as determined by the Town Engineer shall be retained as a maintenance bond until April 30 of the following year or such later date as may be necessary to correct any defects that may have developed or become evident after the winter season. Such maintenance work shall include not only the repair of pavement defects, but also any other work covered by the performance bond.

G. Clean-Up –

1. It shall be a condition of the performance bond that the developer shall be required, at least every 30 days, to clean up construction debris and to remove from the subdivision site, or adjoining areas, all construction materials or equipment no longer needed for the work. All debris must be disposed of at an approved site.
2. Any and all material falling on public highways from vehicles or construction equipment, and in connection with the developer's operations shall be cleaned up at the end of each working day, or more frequently, depending upon the nature of the work and the nuisance created.
3. Failure of the developer to comply with any of the above requirements shall be sufficient reason for the Town to take action under the performance bond.

- H. Certificate of Occupancy** – No Certificate of Occupancy shall be issued by the Building Inspector for a principal building on an approved subdivision lot unless and until the subgrade, base course, and pavement binder course for the new subdivision road has been installed, inspected and approved by the Town Engineer.
- I. Maintenance of Unaccepted Subdivision Streets** – The developer shall be responsible for the complete maintenance of all subdivision improvements, including snowplowing, street sweeping, drainage, 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 therefor, and back-charge such work to the developer's bond.
- J. Acceptance of Streets** – No street shall be accepted by the Commission until:
1. The Town Engineer and Director of Public Works certify to the Commission that all work required by the subdivision plan as approved has been completed.
 2. At the time a request for acceptance is made, a letter by a Licensed Land Surveyor is submitted stating:

"This letter is to certify that as of the date of this letter all required monuments, pins, pipes or other approved markers required to be installed in (Name of Subdivision) per Sections VI D & E of the Wallingford Subdivision Regulations have been installed and are in place in the field to Class A-2 horizontal accuracy standards in accordance with Section 20-300 b-1 through 20-300b-20 of the Regulations of Connecticut State Agencies – 'Minimum Standard for Surveyors and maps in the State of Connecticut' as endorsed by the Connecticut Association of Land Surveyors, Inc."
 3. "As-Builts" have been received and approved by the Town Engineer and Utilities Departments.
 4. All deeds and easements have been correctly executed and delivered to the Commission and/or Utilities.

The Town Council shall only accept streets in any given subdivision after acceptance by the Commission.

VI. DESIGN CRITERIA

A. **Streets** – Streets shall be planned in such a way as to provide a safe and convenient system for present and prospective traffic and to conform to the following standards:

1. **Width and Design** – Streets shall be designed and constructed in accordance with the following table:

	Street Classification				
	Thoroughfare	Feeder	Industrial	Collector	Residential
Min. Right-of-Way	100	80	60	60	50
Min. Pavement* Width	As determined by Commission	40	30	28	26
Max. Pavement Width	As determined by Commission	40	40	30	30
Min. Centerline Radius for Hori- zontal Curves	As determined by Commission	500	300	300	200
Maximum Grade	5%	7%	7%	8%	10%
Minimum Grade	1%	1%	1%	1%	1%
Min. Sightline** Distance					
Min. Reverse Curve Tangent Distance	350	250	250	250	100
Standard Road Cross Section	As determined by Commission	-----As Per Appendix B-----			

*Maximum pavement width shall only be required in cases where there is a clear indication that it is needed for public safety reasons, such as regular use for on-street parking which significantly narrows the travel lanes.

**Shall be in conformance with the most current requirements established by the CT DOT Highway Design Manual for Intersection Sight Distance (ISD) and Stopping Sign distance (SSD) for the Design/85th Percentile Speed. 05/16/09

2. **Intersections** – The following standards shall apply to street intersections:

- a. No more than two (2) streets shall intersect at any one point.
- b. Streets shall intersect at an angle as near to 90 degrees as practicable.

- c. Streets intersecting Town street shall be opposite existing intersections or be separated by a distance measured between centerlines of not less than 250 feet. This distance may be increased by the Town Engineer based on the street alignment and gradients.
- d. Grades approaching intersections shall not exceed five percent (5%) for a distance of not less than one hundred (100) feet from the centerline of said intersection.
- e. All intersections streetlines shall be rounded at the corner with a minimum radius of twenty (20) feet.
- f. For a distance of fifty (50) feet from the point of two (2) intersecting property lines nearest to the street intersections, all planting, screening and grades shall be so designed and maintained as to assure adequate visibility for approaching pedestrian and vehicular traffic. This sight line shall be shown on the subdivision map so as to become a permanent property requirement.

3. Cul-de-Sac Streets –

- a. Where cul-de-sac streets are included in a subdivision, they shall not exceed the following limits in residential zones:

<u>Zone</u>	<u>Maximum Length of Cul-de-Sac</u>	<u>Maximum Number of Lots</u>
R-6 - R-18	800 ft.	18
RU-40	900	16
RU-80	1,200	14
RU-120 - RU-160	1,250	14

- b. They may not exceed a length of 1,100 feet in commercial or industrial zones.
- c. Where, in the opinion of the Commission, a cul-de-sac is likely to be extended in the future to another outlet, the above limitations of length may be waived.
- d. A permanent cul-de-sac, eight hundred (800) feet or less in length, may be constructed with a paved width of twenty-six (26) feet and a right-of-way of fifty (50) feet in accordance with the standard road cross-section as shown in Drawing No. AA-485. This optional cul-de-sac street will be permitted only when there is no possibility of the extension of the street.
- e. A turnaround with a minimum right-of-way diameter of one hundred twenty (120) feet and a pavement diameter of one hundred (100) feet, shall be provided at the closed end of the cul-de-sac. Temporary dead-end streets which may be projected into adjoining property at some future date shall also be provided at the closed end with a turnaround of similar dimensions, but land for a turnaround on a temporary dead-end may be provided in the form of an easement bearing a condition for automatic termination upon extension of the street.

4. Streets to be Constructed in the Future –

- a. The Commission shall require, at places where it deems it appropriate, that provision be made in the street layout of a subdivision for the reservation of title for streets to

connect with future streets in adjoining properties susceptible to being subdivided. A Warranty Deed for the area of these future streets shall be given to the Town prior to filing of the subdivision map. Slope rights, fifteen (15) feet outside of the street right-of-way for grading of such future streets shall be reserved for future streets. Reservation of slope rights shall also be shown on the subdivision map.

- b. When the adjoining property is subdivided, the developer of said adjoining property shall be required to connect to and build the street and other improvements over the reserved right-of-way at his own expense. The developer extending a street from a cul-de-sac shall be required to remove the existing pavement outside of a standard traveled way, loam and seed said area to which pavement has been removed and install curbs and sidewalks in the original cul-de-sac area in accordance with Town requirements, all at his own expense.
- c. When the proposed subdivision covers only apart of an existing tract or only a part of the subdivider's holding, a sketch of the prospective future street system of the remainder of the holding or tract shall be submitted. The arrangement of streets shall provide for necessary fire protection, movement of traffic and the construction of needed utilities.
- d. Where the subdivision adjoining unsubdivided land susceptible to being subdivided, the Commission may require new streets to be carried to the boundaries of the proposed subdivision. Reservations of title in any land controlling access to streets is prohibited.

5. Existing Streets

- a. Proposed subdivision abutting an existing Town street or State highway which does not comply with the minimum right-of-way width contained in Section VI.A.I. shall dedicate the necessary area to the Town and shall show such widening on the subdivision plan.
- b. Proposed subdivisions abutting an existing Town street or State highway, which street or highway is not built to the standard and/or width contained in Section VI.A.I. of these regulations, shall provide proper widening and/or other improvements, including pavement, curbs, and drainage from the centerline of the existing traveled way to the proposed subdivision to meet these standards, except as provided in subsection "c" below. These improvements to existing streets shall be shown on standard plan/profile drawings.
- c. Pavement widening, curbs and drainage shall be waived, in whole, or in part, in cases where the Commission makes a determination that a natural or manmade feature, which feature enhances the community's visual image, shall be protected and public safety shall not be unreasonably compromised. These features shall include, but not be limited to:
12/16/95
 - a. Stone walls
 - b. Trees
 - c. Structures with historic significance
 - d. Similar unique features

6. Street Names and Street Address Numbers

- a. All streets shall be named and shall bear names which are appropriate to the character of the Town and which do not duplicate or too closely approximate, in spelling or sound, existing street names in Wallingford. All proposed lots shall be given a street address number by the Building Inspector.

7. Sidewalks

- a. Sidewalks shall be required on both sides of the street and around the circumference of all cul-de-sacs in all R-6, R-11, R-15, and R-18 zones, and in RU-40 zones within legal walking distance (as determined by the Connecticut State Department of Education) of any school.
- b. Sidewalks shall be required on one side of a street in other RU-40 zones.
- c. If deemed necessary by the Commission for safety and convenience, sidewalks may be required in RU-80 and RU-120 zones and in commercial or industrial subdivisions.
- d. All proposed curbs and sidewalks shall be designed with cuts at all pedestrian crosswalks to provide adequate and reasonable access for the safe and convenient movement of physically handicapped persons. Such cuts shall meet the following specifications:
 1. The cut shall have a surface that is textured and non-slip.
 2. The cut shall be at least thirty-six (36) inches wide, but not more than forty (40) inches wide.
 3. The cut shall have a slope not greater than four degrees fifty minutes and shall blend in a common surface with the next level without use of a lip. Such cuts shall be positioned so as not to cause a safety hazard for blind pedestrians.
- e. In appropriate situations, the Commission may waive the construction of a portion of the required sidewalk in a new subdivision and require that an equivalent length of sidewalk be built along existing roads to connect with existing sidewalks.

8. Street Trees

Where there are insufficient existing trees within the subdivision, the Commission may require the planting of street trees. In general, street trees shall be planted approximately fifty (50) feet apart on both sides of any street fifteen (15) feet from the pavement, subject to variations in location made necessary by conditions such as driveways, street corners, sidewalks, topography and planting conditions. Street trees shall be located in such a manner as to avoid shading the most southerly side of proposed dwelling locations in order to facilitate the use of solar energy systems. Trees to be planted shall be at least 1 ¾ inch diameter breast high and shall have a minimum height of ten (10) feet. The species of trees shall be selected taking into account its compatibility with solar access objectives and shall be subject to the approval of the Commission. Existing trees along the proposed street which conform to these requirements may be substituted for new trees at the discretion of the Commission.

9. Curbs

Curbs shall be required on all new streets and may also be required on all existing streets to be widened.

10. Side Slopes

- a. Streets in cut or fill shall be provided with side slopes not steeper than two (2) feet horizontal to one (1) foot vertical.
- b. 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 guide rails shall be installed in accordance with Town and State standards.
- c. Where new streets abut private property, necessary slope rights shall be obtained by the developer when in cut or fill, and these slope rights shall be shown on the final layout submitted to the Commission. The developer shall investigate the effect of fills on adjacent private property within the slope right area. The developer shall provide the Town with evidence that no drainage problems will arise on adjacent property due to construction or fill operations.

11. Driveways

All driveways shall be provided with paved aprons starting at the property line and ending at the gutter or street face of the curblines and shall conform to the standard details and specifications for driveways.

12. Pavements

- a. The installation of bituminous pavement shall only be allowed from May 1 to October 31, inclusive, of any calendar year.
- b. All street paving shall be bituminous multi-course paving on approved stone base and sub-base in accordance with Town specifications. The final surface course of the road will be applied after the completion of all other improvements, including grading, seeding, driveway aprons, etc., but not sooner than six (6) months after the application of the binder course, unless otherwise approved by the Town Engineer

13. Connections

- a. All proposed streets shall be connected to existing public roads within the Town of Wallingford. 10/18/03

B. Water Supply and Sanitary Waste Disposal

1. Water Supply - A potable, adequate and dependable water service shall be provided for every lot and all dwelling units.
 - a. All lots shall be served by public water wherever feasible. The Commission may require the extension of municipal water to and within a subdivision without cost to the Town, where it deems it reasonable and necessary.

- b. In a subdivision which is located where municipal water is not available or required, a private well shall be permitted for each lot. Each lot shall have an area or not less than 18,000 sq.ft. and the well shall be located and constructed in accordance with the standards and requirements of the Connecticut State Department of Health and shall have the approval of the Wallingford Health Department. A report prepared by the Health Department indicating that well completion reports confirm that all lots have a potable water supply shall be required prior to issuance of a building permit. Where wells are permitted, the Commission may require the subdivider to install dry water lines, laterals, and hydrants for future use.
- c. Fire Hydrants – Where a public water main is extended, fire hydrants shall be installed at the expense of the developer and shall be at such locations as will meet the requirements of the Town Fire Marshal.

2. Sanitary Sewers

- a. The Commission shall require the installation of sanitary sewers in any subdivision located within, or reasonably close to, the municipal sanitary sewer system of the Town. Sanitary sewers shall be designed and constructed in accordance with the requirements of the Public Utilities Commission and shall be subject to the approval of the Connecticut Department of Environmental Protection where appropriate.
- b. Where septic tanks are allowed, the subdivider may be required to install sanitary sewers and laterals for future use, at his own expense.
- c. Where grinder pump/force main sanitary sewers are proposed, the subdivider may be required to install a dry gravity sanitary sewer system for future use at his sole expense.

3. Private Sewage Systems

- a. Individual private sewage systems may be permitted where the Commission considers it not feasible to extend sanitary sewers. All disposal facilities shall be designed and constructed in accordance with the requirements of the Connecticut Public Health Code.
- b. A report prepared by the Town Health Department indicating that soil testing, as defined in 177-6 of the Code of the Town of Wallingford, has been conducted and, for on-site private sewage systems, shall be required prior to approval by the Commission.
- c. Soil testing shall be conducted September 15th through May 31st. The Water and Sewer Division shall have the opportunity to submit comments to the Health Department on all subdivisions that are located in watershed or aquifer areas for the purpose of watershed/aquifer protection. The Health Department may require additional testing conducted during the wet season, February 1st through May 31st, as per the Connecticut Public Health Code.

C. Storm Drainage

1. General

- a. The developer shall be fully responsible for constructing adequate facilities for the control, collection, conveyance and acceptable disposal of storm water, other surface water and sub-surface water which may be detrimental to health, safety and convenient use of any portion of the area, whether originating within the subdivision area or in a

tributary drainage area. All drainage facilities shall be designed by a registered professional engineer and be subject to the approval and final acceptance of the Town Engineer.

- b. The type, design and extent of drainage control facilities will be determined by local conditions such as the general terrain, steepness of slope, size and dimensions of contributing area, the retentive characteristics of the soil or ground cover and any other pertinent factors.

2. Location

- a. Principal drainage facilities shall be located in the street rights-of-way, where feasible, or in permanent rights-of-way satisfactory to the Commission where necessary. All drainage facilities shall be constructed in accordance with the standard specifications of the Connecticut D.O.T. as found in Appendix A. Where an easement is necessary across private property in a subdivision, the easement shall be centered along a lot line wherever possible and shall be not less than thirty (30) feet wide. Open ditches shall generally be limited to undeveloped land for which the eventual use has not been determined. Easements shall include wording so as to allow inclusion of other utilities such as water and sanitary sewer.

3. Discharge

- a. The discharge of all storm water from a subdivision shall be into streams deemed suitable by the Town Engineer, or other acceptable and suitable storm water drainage facilities having adequate capacity to carry the additional water. Where the discharge will be into private property, proper easements and discharge rights shall be secured for the Town by the Applicant from all affected property owners. Such easements must be acceptably executed before acceptance of drainage plan and approval of the subdivision map.
- b. Sufficient and adequate facilities shall be constructed wherever necessary to prevent the flow of surface drainage from the property on which it originates onto adjacent property in sufficient quantity, concentration or velocity to cause damage or create a nuisance on adjoining property. Where required by the Commission, retention basins shall be built to control the runoff of surface water, as determined by the Town Engineer, said basin to be designed and constructed to attenuate the peak discharge from a 10-year storm and safely pass a 100-year storm. Further, the size and depth of said basin shall take into account the entire watershed in which the basin is to be constructed. Runoff calculations shall be submitted by the applicant's engineer for review by the Town Engineer. The future ownership of the basin shall be determined by the Commission at the time of approval. Prior to bond release, the developer shall riprap, grade, seed and desilt said basin. If the basin is to be dedicated to the Town, the developer shall deliver a deed to the Town for the area containing the basin. A suitable fence may be required on basins to be dedicated to the Town.

4. Existing Streets – Where a new street intersects an existing street which has no underground drainage system or which has a drainage system of insufficient capacity to carry the additional flow, appropriate facilities shall be installed by the developer to intercept and dispose of any drainage from the new street which would otherwise be discharged onto the surface of the existing street or into its drainage system.

5. Grading – Finished grading shall be well compacted and slope away from all buildings. The finished grading around sanitary seepage fields shall be designed to prevent surface water from flowing across, or collecting in, the seepage area.
6. Alteration of Watercourses – The alteration or relocation of watercourses shall be prohibited. No storm drain system shall outlet into a natural watercourse, whether continually flowing or intermittent, so as to exceed the capacity of the watercourse without provisions being made to satisfactorily increase the capacity of the watercourse as required.
7. Underdrains – Underdrain outlets shall be connected to drainage structures whenever practical. When impractical, they shall be terminated with an approved end wall. At all underdrain outlets, a “free outlet” condition shall be provided.
8. Connecticut State Highway Permit – Where the property involved abuts a state highway or drainage therefrom may cross or be discharged upon a state highway, the responsibility for obtaining all required State permits and all expenses in connection with any required work shall be the responsibility of the developer.
9. Manholes and Catch Basins – The first inlet in a storm drain system shall be located within three hundred (300) feet of the roadway high point. A catch basin drainage structure shall be provided at two hundred-fifty (250) feet maximum intervals on all storm drains, with exception of the first inlet. A drainage structure shall also be placed at each grade change along a storm drain, at each change in horizontal direction and at each junction point of two (2) or more storm drains.
10. Minimum Cover – A minimum cover of two (2) feet shall be provided for all storm drains.
11. Culverts – Culverts under streets shall be extended at least to the edge of the right-of-way of the street. Headwalls, flared-ends, and/or riprap, adequate to prevent erosion, shall be provided at the ends of all culverts. Endwalls, flared-ends, and riprap shall be constructed and installed in accordance with applicable Town or State standards, as indicated in Appendix A.
12. Minimum Design Standards –
 - a. All designs shall be based on maximum, ultimate development of the entire tributary area as determined by the Town Engineer
 - b. All bridges and culverts shall be designed with ample waterway so that there will be no restrictions in flow.
 - c. Design Storm Criteria:
 1. All storm drainage facilities shall be designed based on the following storm return frequency criteria:
 - (a) Residential Drainage System:
Storm sewers and minor ditches – 25-year storm
Major ditches and channels – 25-year storm
 - (b) Commercial Districts:
All drainage facilities – 25-year storm

(c) Industrial Parks:
All drainage facilities – 25-year storm

2. Rainfall intensities used for storm drainage design shall be taken from data published for the Wallingford area by appropriate state or federal agencies.
3. Time of concentration shall be derived for all storm drains constructed.
4. Weighted run-off coefficients shall be derived based on the following criteria:
 - (a) Areas containing roads, roofs, parking lots, sidewalks and driveways – 90%
 - (b) Areas containing lawns and natural ground – 15% to 40% depending on the slope of the ground.
- d. No storm drain shall be less than 15 inches in diameter. The minimum slope of the pipes shall be 0.5 foot in 100 feet.

D. Street Line Monuments – Monuments shall be placed at all block corners, at angle points, at the points of curvature and tangency in streets and at such intermediate points as may be necessary and as directed by the Engineering Department. The location of all street monuments shall be indicated in the final subdivision plan. They shall be installed and their accuracy certified by a registered land surveyor. The monuments shall be made of concrete with a brass pin, concrete with an "X" cast into it or stone with a drill hole and shall be thirty (30) inches in length. The tops shall be four (4) inches square. The base shall be six (6) inches square. The monuments shall be set flush with the finished grade.

E. Property Corner Markers –

1. Markers shall be installed at all lot corners and lot boundary angle points upon completion of final grading and prior to a request for road acceptance. Markers must be of permanent material, such as iron pins, pipes, concrete monuments or drill holes in ledge rock, with the tops reasonably close to the ground surface.
2. All submissions required under this section and sub-section shall be dated and signed and sealed by a land Surveyor, licensed by the State of Connecticut.

F. Electric Utilities – shall be as required by the Wallingford Electric Division. Electric utilities shall be placed underground in all cluster subdivisions.

G. Traffic Control – street signs, traffic regulatory signs and warning signs shall be installed as prescribed by the Legal Traffic Authority at the contractor's expense.

VII. CONSTRUCTION STANDARDS AND SPECIFICATIONS

- A. The standard drawings of Connecticut D.O.T., as listed in Appendix A, are the official standards for construction in the Town of Wallingford. The State of Connecticut Department of Transportation Standard Specifications for Roads, Bridges and Incidental Construction, Form 813, as amended, are the official specifications for construction in the Town of Wallingford.

VIII. SUPPLEMENTARY REGULATIONS

A. Soil Erosion and Sediment Control

1. Purpose – To provide minimum standards for soil erosion and sediment control for all development within the Town of Wallingford.
2. Definitions:
 - a. Certification – A signed, written approval by the Wallingford Planning and Zoning Commission that a soil erosion and sediment control plan complies with the applicable requirements of these regulations.
 - b. Commission – The Planning and Zoning Commission of the Town of Wallingford.
 - c. County Soil and Water Conservation District – The New Haven County Soil and Water Conservation District established under subsection (a) of Section 22a-315 of the General Statutes.
 - d. Development – Any construction or grading activities to improved or unimproved real estate.
 - e. Disturbed area – An area where the ground cover is destroyed or removed leaving the land subject to accelerated erosion.
 - f. Erosion – The detachment and movement of soil or rock fragments by water, wind, ice or gravity.
 - g. 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.
 - h. Inspection – The periodic review of sediment and erosion control measures shown on the certified plan.
 - i. Sediment – Solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.
 - j. Soil – Any unconsolidated mineral or organic material of any origin.
 - k. Soil Erosion and Sediment Control Plan - A scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative.

3. Activities Requiring a Certified Erosion and Sediment Control Plan

A soil erosion and sediment control plan shall be submitted with any application for development when the disturbed area of such development is cumulatively more than one-half acre.

4. Exemptions

A single family dwelling that is not a part of subdivision of land shall be exempt from these soil erosion and sediment control regulations.

5. Erosion and Sediment Control Plan

a. 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 run-off on the proposed site based on the best available technology. Such principles, methods and practices necessary for certifications are found in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985) as amended. Alternative principles, methods and practices may be used with prior approval of the Commission.

b. Said plan shall contain, but not be limited to:

1. A narrative describing:

a. the development

b. the schedule for grading and construction activities including:

(1) start and completion dates

(2) sequence of grading and construction activities

(3) sequence for installation and/or application of soil erosion and sediment control measures

(4) sequence for final stabilization of the project site

c. the design criteria for proposed soil erosion and sediment control measures and storm water management facilities.

d. the construction details for proposed soil erosion and sediment control measures and storm water management facilities.

e. the installation and/or application procedures for proposed soil erosion and sediment control measures and storm water management facilities.

f. the operations and maintenance program for proposed soil erosion and sediment control measures and storm water management facilities.

2. A site plan map at a sufficient scale to show:

a. the location of the proposed development and adjacent properties.

- b. the existing and proposed topography including soil types, wetlands, watercourses and water bodies.
 - c. the existing structures on the project site, if any.
 - d. the proposed area alterations including cleared, excavated, filled or graded areas and proposed structures, utilities, roads and, if applicable, new property lines.
 - e. the location of, and design details, for all proposed soil erosion and sediment control measures and storm water management facilities.
 - f. the sequence of grading and construction activities.
 - g. the sequence for installation and/or application of soil erosion and sediment control measures.
 - h. the sequence for final stabilization of the development site.
3. Any other information deemed necessary and appropriate by the applicant or requested by the Commission or its designated agent.

6. Minimum Acceptable Standards

- a. Plans for soil erosion and sediment control shall be developed in accordance with these regulations using the principles as outlined in Chapter 3 and 4 of the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. Soil erosion and sediment control plans shall result in a development that: minimizes erosion and sediment during construction; is stabilized and protected from erosion when completed; and does not cause off-site erosion and/or sedimentation.
- b. The minimum standards for individual measures are those in the Connecticut Guidelines for Soil Erosion for Soil Erosion and Sediment Control (1985), as amended. The Commission (or the County Soil and Water Conservation District) may grant exceptions when requested by the applicant if technically sound reasons are presented.
- c. The appropriate method from Chapter 9 of the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended, shall be used in determining peak flow rates and volumes of runoff unless an alternative method is approved by the Commission.

7. Issuance or Denial of Certification

- a. The Commission shall either certify that the soil erosion and sediment control plan, as filed, complies with the requirements and objectives of this regulation or deny certification when the development proposal does not comply with these regulations.
- b. Nothing in these regulations shall be construed as extending the time limits for the approval of any application under Chapter 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 which 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 forward a copy of the development proposal to the Conservation Commission or other review agency or consultant for review and comment.

8. Conditions Relating to Soil Erosion and Sediment Control

- a. The estimated costs of measures required to control soil erosion and sedimentation, as specified to the certified plan, may be covered in a performance bond or other assurance acceptable to the Commission.
- b. Site development shall not begin unless the soil erosion and sediment control plan is certified and those control measures and facilities in the plan scheduled for installation prior to site development are installed and functional.
- c. Planned soil erosion and sediment control measures and facilities shall be installed as scheduled according to the certified plan.
- d. All control measures and facilities shall be maintained in effective conditions to ensure the compliance of the certified plan.

9. Inspection

Inspections shall be made by the Commission or its designated agent during the development to ensure compliance with the certified plan and that control measures and facilities are properly performed or installed and maintained. The Commission may require the permittee to verify, through progress reports, that soil and erosion and sediment control measures and facilities have been performed or installed according to the certified plan and are being operated and maintained.

B. Open Space

1. Open spaces, parks and playgrounds shall be provided in places deemed proper by the Commission and shall be shown on the subdivision map. Such land should be of such size, location, shape, topography and general character as to be useful to satisfy the needs as determined by the Commission. The land shall be accessible to all residents of the subdivision by street or pedestrian way and shall be provided with suitable access no less than twelve (12) feet in width.
2. In determining the need for such land the Commission shall take into account the size of the subdivision, the Open Space Plan of the Town, and any existing parks, playgrounds, recreation areas and open spaces in the neighborhood and may require the land for open space, parks or playgrounds adjoining the subdivision.
3. Proper provision, approved by the Commission, shall be made by the developer for permanent reservation, operation and maintenance of the land, including, but not limited to, one or more of the following alternatives:
 - a. establishment of suitable restrictive covenants
 - b. establishment of a homeowners' association to own, operate, and maintain the land
 - c. conveyance to the Wallingford Land Trust, if accepted by the Trust
 - d. conveyance to the Town of Wallingford, if accepted by the Town
4. Unless otherwise approved by the Commission, provisions for permanent disposition, reservation, operations, and maintenance of such land in the subdivision shall be completed

or implemented prior to, or simultaneously with, filing of the subdivision map in the office of the Town Clerk.

5. Disposition of such land shall be by warranty deed, unless otherwise approved by the Commission.

C. Solar Access

1. The applicant shall demonstrate to the Planning and Zoning Commission that passive solar energy techniques have been considered in the development of the proposed subdivision. Passive solar energy techniques shall : a) maximize solar heat gain; b) minimize heat loss during the heating season; and c) minimize heat gain and provide for natural ventilation during the cooling season. These passive solar energy techniques shall include, but not be limited to, the following:
 - a. The proposed principal building shall be located and oriented so that the longest side of the building faces within 30 degrees of true south.
 - b. The street and lot layout plan shall, as far as practicable, provide for east-west street orientations to facilitate the development of properly oriented passive solar buildings. For purposes of this regulation, an east-west street refers to any street with its axis within 30 degrees of true east.
 - c. Proposed building shall be located to avoid shadows cast by other buildings, vegetation and natural and man-made topographical features wherever practicable.
 - d. Provided soil and topographic conditions permit, primary and reserve leaching fields shall be planned and located to the south of a proposed house location whenever such location enhances solar access to the south wall due to regrading and tree removal associated with the installation of the sewage disposal system.
 - e. At the discretion of the Commission, taking into consideration the need for solar access protection, the applicant shall be required to include solar easements, or restrictive covenants with the deeds of each lot.

D. High Pressure Gas Transmission Pipelines

1. Subdivision plans for land upon which there exist high pressure gas pipelines shall show the exact location of the pipeline easement as actually determined by the surveyor preparing the map. The map shall also indicate all data available from the pipeline company showing pipe size location, depth, etc.
2. The following are considered minimum requirements to lessen the hazard around such pipelines:
 - a. All required building setback lines shall be measured from the near edge of the easement but in no case shall the distance be less than forty (40) feet.
 - b. Septic disposal fields, septic tanks and all appurtenances shall be on the same side of the pipeline as the building they will serve.
 - c. Proposed streets shall cross such pipelines at right angles or as nearly so as possible. At every street crossing, the pipe shall be enclosed in a casing the full width of the right-of-

way. All such crossings shall be constructed in accordance with, and under the direct supervision of, delegated personnel of the pipelines owner. All Connecticut Public Utilities Commission regulations must be met.

IX. SEVERABILITY REPEALER AND EFFECTIVE DATE

A. Severability

Should any section or provision of these regulations be declared by the courts to be unconstitutional, invalid, or unlawful; or become inoperative by virtue of the operation of any law otherwise, such decision or inoperability shall not affect the validity of these regulations as a whole, or any part thereof, other than the section or provision so declared to be unconstitutional, invalid or unlawful.

B. Repealer

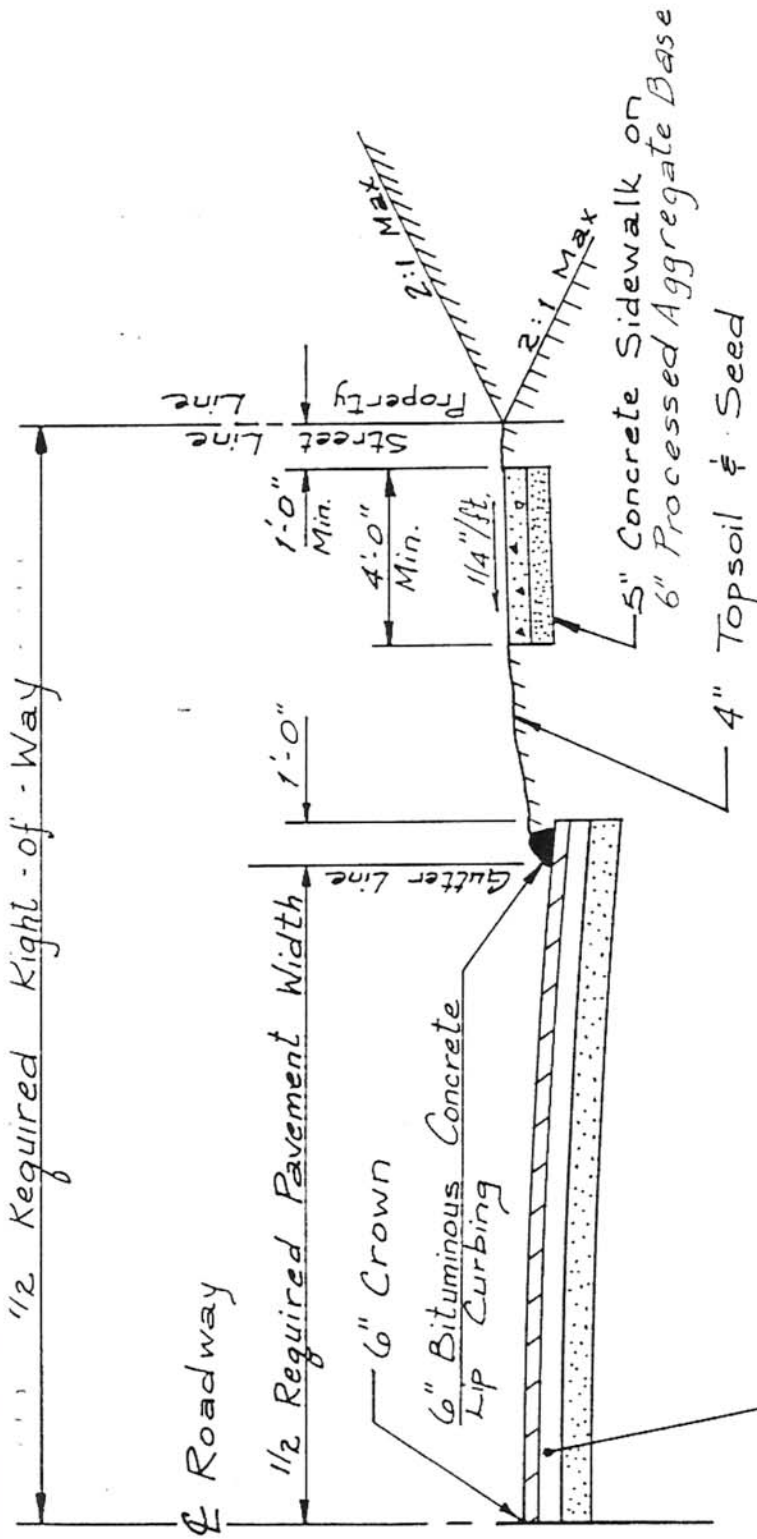
The provisions of the Subdivision Regulations of the Town of Wallingford as adopted October 30, 1958, and subsequently amended, are repealed as of the effective date of these Subdivision Regulations, except that all terms and conditions attached to approved subdivisions shall remain in effect.

C. Effective Date

These Regulations shall take effect November 2, 1987.

**APPENDIX A
STANDARD D.O.T. DRAWINGS**

<u>Drawing Number</u>	<u>Description</u>
221-F	Endwalls – Slope paved Inlets and Outlets
221-I	Endwalls for Pipe-Arch
222-B	Concrete Steps – R.C. Ditch Line – Paved Ditch
222-C	Curbing
222-D	Sidewalk and Drives
228-C	Type 'C-L' Catch Basin and Drop Inlet
228-D	Steel Frame and Grate Type A
228-E	Type 'C' Catch Basin and Drop Inlet
228-F	Steel Frame and Grate Type A
361-A	Concrete and Masonry Retaining Walls
362	Metal Bin Type Retaining Wall
507-A	Manhole Frame and Cover
507-D	Type 'C' Catch Basin Double Grate Type I & II
507-E	Type 'C-L' Catch Basin Double Grate Type I & II
507-H	Precast Concrete Catch Basin Type 'C' or 'C-L'
652-A	Metal and Reinforced Concrete Culvert End
751-A	Underdrains & Outlets-Perforated Pipe-Slotted R.C. Pipe
905-8A	Fences and Barways
913-A	Chain Link Fence
949	Planting Details



1 1/2" Bituminous Concrete Pavement Surface Course on
 2 1/2" Bituminous Concrete Pavement Binder Course on
 6" Processed Aggregate Base on
 8" Rolled Granular Subbase

Note: On roads classified as Industrial Roads, a 4 1/2" Premixed Bituminous Concrete Base will be used in lieu of the 2 1/2" Bituminous Concrete Binder Course.

Standard Road Cross Section		Planning & Zoning Commission Town of Wallingford
Scale: Not to Scale	Drawn by: CSA	Drawing No. AA - 485
Date: August 1987	Revised: May 1996 ML	
		Department of Engineering