LAND SUBDIVISION REGULATIONS
OF THE
CITY PLAN COMMISSION

CITY OF WATERBURY, CONNECTICUT

WITH AMENDMENTS THROUGH
SEPTEMBER 13, 2003

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CHAPTER I
DECLARATION OF POLICY

SECTION 1.1 - PURPOSE OF THESE REGULATIONS

It is the policy of the City Plan Commission to consider the subdivision and resubdivision of land in its relation to the best interest of the city as a whole. Subdivisions and resubdivisions must be properly supervised in order that sites for buildings will be created in a matter that will achieve the best possible urban environment, that will meet all the practical requirements of modern urban living, and that will promote the health, safety, or general welfare of the community.

To accomplish these objectives, provisions are necessary to regulate the layout of lots and streets, the design and installation of improvements to the land, the maintenance of adequate and convenient open spaces, and the retention of natural features of the land as being in harmony with the City's Comprehensive Plan of Development. Therefore, with the above objectives in mind, the City Plan Commission adopts the following regulations for subdivision and resubdivision of land, or solely for the development of any new street(s) that will be created where subdivisions are not involved.

SECTION 1.2 - SUBDIVISION OF LAND

Subdivisions of land shall be made in accordance with the provisions of the Connecticut General Statutes presently under Chapter 126, Section 8-25.

CHAPTER II
DEFINITIONS

SECTION 2.1 - INTENT

The following terms shall have, throughout this text, the meaning given herein.

SECTION 2.2 - COMMISSION

When used in these regulations, the term “Commission” means the City Plan Commission of the City of Waterbury, Connecticut.

SECTION 2.3 - SUBDIVISION

The term “Subdivision” shall be defined in the Connecticut General Statutes presently under Chapter 126, Section 8-18.

SECTION 2.4 - RESUBDIVISION

Resubdivision shall be defined in the Connecticut General Statutes presently under Chapter 126, Section 8-18.

SECTION 2.5 - APPLICANT

Applicant shall mean that person submitting a subdivision or resubdivision and in that instance shall be either the owner or his authorized agent. The term applicant will also include any person authorized to develop the subdivision.

SECTION 2.6 - OWNER

Owner shall mean the owner of record in the land records of the City.

SECTION 2.7 - APPLICATION

Application shall mean an application for the approval of a proposed subdivision or resubdivision of land, as described in Chapter III of these regulations.

SECTION 2.8 - SUBDIVISION PLAN

Subdivision Plan is the plan which is presented to the Commission for approval, and when all requirements have been met, the plan is then submitted to the Town Clerk’s Office for recording.

SECTION 2.9 - DATUM PLANE

Datum Plane shall mean the base elevation of the topographic map and shall be defined in terms of City Datum.

SECTION 2.10 - CITY DATUM

The term "City Datum" means the official elevation datum established by the City of Waterbury, being 136.755 above mean sea level.

SECTION 2.11 - STREET

Street means an accepted public way permanently dedicated to movement of vehicles and pedestrians, which is shown on a subdivision plan approved by the Commission, or on a map filed in the Office of the Town Clerk, or is a State or Town Road.

(a) Street width means the width of the right-of-way from property line to property line.

SECTION 2.12 - BLOCK

Block shall mean that length of street (and abutting land) between intersections with other streets, or between the end of a street and its nearest intersection with another street.

SECTION 2.13 - STORM SEWERS

Storm sewers means that system of pipes, manholes, catch basins, culverts, or inlets installed for the purpose of draining off surface water that may collect on streets or roadways, but does not include subdrains or drains on private property not specifically owned by the City.

SECTION 2.14 - ENGINEER

Whenever the word "Engineer" or a pronoun in place thereof is used in these regulations, it shall mean the City Engineer of the City of Waterbury, acting directly or through assistants, agents or inspectors within the scope of the particular duties entrusted to them.

SECTION 2.15 - APPROVAL OF NEW STREETS

All new streets including unimproved or "paper" streets shall conform to the requirements of these regulations, and shall include all lateral streets.

SECTION 2.16 - SOLAR ACCESS

The term "solar access" is defined as the ability to allow sunlight to strike a solar collector. The best period for evaluating solar access is between the hours of 10:00 A.M. to 2:00 P.M. on December 21st.

SECTION 2.17 - SOLAR COLLECTOR

The term "solar collector" refers to any device or area that uses the sun's energy to heat domestic water or to heat, cool or light a living space. For house location purpose the south wall of the house shall be considered the solar collector area.

SECTION 2.18 - PASSIVE SOLAR ENERGY SYSTEM

The term "passive solar energy system" refers to a solar energy system where the collector and thermal storage components are integrated, requiring no transfer device for solar-heated fluid and usually being an essential architectural component of the building.

SECTION 2.19 - BUILDING ORIENTATION

The term "building orientation" refers to the relationship of a building's longest axis to the true south compass point. Optimal building orientation occurs when the building's longest axis is east to west (90° from true south) with acceptable variations of 30° north of due east (or 30° south of due west) to 30° south of due east (or 30° north of due west).

SECTION 2.20 - SOIL EROSION AND SEDIMENT CONTROL PLAN

The term "soil erosion and sediment control plan" means a plan that minimizes soil erosion and sedimentation and includes, but is not limited to, a map and narrative. The map shall show topography, cleared and graded areas, proposed area alterations and the location of and detailed information concerning erosion and sediment measures and facilities. The narrative shall describe the project, the schedule of major activities on the land, the application on conservation practices, design criteria, construction details and the maintenance program for any erosion and sediment control facilities that are installed.

SECTION 2.21 - SEDIMENT

The term "sediment" means solid material, either mineral or organic, that is in suspension, is transported, or has been moved from its site of origin by erosion.

SECTION 2.22 - SOIL

The term "soil" means any unconsolidated mineral and organic material of any origin.

SECTION 2.23 - INSPECTION

The term "inspection" means the periodic review of sediment and erosion controls measures shown on the certified plan.

SECTION 2.24 - EROSION

The term "erosion" means the detachment and movement of soil or rock fragments by water, wind, ice and gravity.

SECTION 2.25 - DISTURBED AREA

The term “disturbed area” means an area where the cover is destroyed or removed leaving the land subject to accelerated erosion.

SECTION 2.26 - CERTIFICATION

The term “certification” means approval by the City Plan Commission that a soil erosion and sediment control plan complies with the applicable requirements of these regulations upon the recommendation of approval by the Bureau of Engineering of the City of Waterbury or its authorized agent or its authorized agent or inspectors. See Section 2.14.

CHAPTER III
GENERAL PROCEDURES

SECTION 3.1 - APPLICATION FOR APPROVAL OF RECORD SUBDIVISION PLAT

Any person proposing a subdivision or resubdivision of land shall submit an "Application for Approval of Record Subdivision Plat", which shall be made out in duplicate by the owner or his authorized representative on a form supplied by the City Plan Commission, and accompanied by specified attachments to the office of the Commission during regular business hours. The Commission staff will inspect the application for completeness before it is submitted to the Commission at a meeting held in accordance with its by-laws.

Applications may be tendered at any time but must be done at least five (5) working days in advance of a scheduled meeting of the Commission in order to be listed on the agenda of that meeting. If questions arise concerning a subdivision application, the Commission may table the application and request the applicant to appear at the next scheduled meeting. Other items and exhibits may be tendered at any time and shall be considered by the staff of the Commission following their submission.

The submission of the application shall constitute authorization for the Commission and its staff to enter upon the property for the purpose of obtaining such additional information as the Commission may deem appropriate, and for the purpose of inspecting and executing such improvements as are subsequently included in a Irrevocable Letter of Credit, or Certified Check, to insure completeness of the street improvements.

SECTION 3.2 - PUBLIC HEARINGS

Public Hearings on either subdivision or resubdivision shall be in accordance with the provisions of the Connecticut General Statutes presently under Chapter 126, Section 8-26.

SECTION 3.3 - APPROVAL OF SUBDIVISION PLANS

Subdivision and resubdivision approvals shall be in accordance with the provisions of the Connecticut General Statutes presently under Chapter 126, Section 8-26.

SECTION 3.4 - REFERRAL TO REGIONAL PLANNING

Proposed subdivision plans must be referred to the Regional Planning Agency (s) in accordance with the provisions of the Connecticut General Statutes presently under Chapter 126, Section 8-26b.

SECTION 3.5 - CONDITIONAL APPROVAL

The Commission may approve subdivision plans subject to the receipt of an Irrevocable Letter of Credit, or a Certified Check covering street improvements. The

Commission's subject to approval shall become a final approval on the date when the last requirement is received. An extension of time not to exceed a further period than referred to in Section 8-26d of the Connecticut General Statutes, and with the consent of the applicant, may be granted. In the case of a subject to approval the subdivision plan will be stamped with both the date of the City Plan Commission meeting when the subject to approval was given and the date when the last requirement of the subject to approval was received, making the subdivision a final approval by the Commission.

SECTION 3.6 - COMPLETION OF SUBDIVISION

All subdivisions of land shall be completed in accordance with the provisions of the Connecticut General Statutes presently under Chapter 126, Section 8-26c.

SECTION 3.7 - DATE OF RECEIPT BY PLANNING COMMISSION OF APPLICATIONS, REQUESTS AND APPEALS

Matters wherein a formal application, request, or appeal must be submitted to the Planning Commission shall be in accordance with the provisions of the Connecticut General Statutes presently under Chapter 126, Section 8-26d.

SECTION 3.8 - HEARING BY PLANNING COMMISSION ON APPLICATIONS FOR SPECIAL PERMIT OR EXCEPTIONS

Hearings by the Planning Commission on applications for Special Permit or Exception shall be in accordance with the provisions of the Connecticut General Statutes presently under Chapter 126, Section 8-26e.

SECTION 3.9 - "PAPER" OR UNACCEPTED STREETS

Issuance of building permits for the erection of any buildings or structures on lots on "paper" or unaccepted highways or streets is prohibited.

Unaccepted or "paper" streets shall meet with the street improvement requirements as outlined under these regulations.

Any person, firm or corporation violating this section may be fined not more than two hundred dollars ($200.00) for each building or structure so erected, in addition to the relief herein otherwise granted to the municipality.

SECTION 3.10 - APPEALS

Appeals from decisions of the City Plan Commission shall be taken in accordance with the provisions of the Connecticut General Statutes presently under Chapter 126, Section 8-28.

SECTION 3.11 - CHANGE IN ZONING REGULATIONS OR DISTRICTS

Any change in zoning regulations or districts shall be in accordance with the provisions of the Connecticut General Statutes presently under Chapter 126, Section 8-28a.

SECTION 3.12 - CHANGE IN SUBDIVISION REGULATIONS OR ZONING DISTRICTS

Any change in subdivision regulations or zoning districts shall be in accordance with the provisions of the Connecticut General Statutes presently under Chapter 126, Section 8-28b.

SECTION 3.13 - LOTS NOT TO BE SOLD UNTIL SUBDIVISION IS APPROVED

No plan of a subdivision shall be filed or recorded and no lot or parcel of land in such subdivision shall be sold until it conforms with the provisions of Article 1, Section 21-1, and Section 21-2 of the City Charter. With the provision that this approval is for the purpose of permitting the recording of the same in the office of the Town Clerk and for the opening and developing of the land as shown; but does not include the establishment of the layout and grade of any of the streets nor shall it be deemed to constitute or effect an acceptance by the City of Waterbury of any street or other ground as shown on the Plat. The reasons for disapproval of any subdivision by the Board of Aldermen must be clearly stated in accordance with these regulations.

SECTION 3.14 - VOIDING OF APPROVED SUBDIVISION PLAN

The Commission may void its approval of a subdivision plan upon receipt of a written request from the owner of the land, provided no lot has been sold or built on, or no grading has been undertaken by the developer that will be detrimental to public or private property or no City expenditures in the form of materials or expenses of any kind have been placed in this subdivision. Upon such action the Commission shall inscribed the word “VOID”, together with other appropriate notations, signatures, and dates on the original drawings (and such prints as exist in the municipal files) of the subdivision plan. If the plans have been recorded no lots may be sold or offered for sale in such a subdivision after the date upon which the Commission voids its approval. Notice of an action taken under this section shall be made in accordance with Section 3.3 of these regulations.

SECTION 3.15 - CERTIFICATE OF OCCUPANCY (REPEALED)

CHAPER IV
REQUIREMENTS OF A COMPLETE SUBDIVISION APPLICATION

SECTION 4.1 - APPLICATION FORMS

Applications for subdivision approval must be made in duplicate on completed form "Application for Approval of Record Subdivision Plan" which is available from the City Plan Commission Office.

SECTION 4.2 - GENERAL

The maps and plans required by these regulations shall show the information and be prepared in accordance with the standards hereinafter specified. Pertinent survey date and computations shall be presented to the City Engineer for review if requested by him. All plans shall bear the signature and seal of a land surveyor registered in Connecticut.

SECTION 4.3 - SUBDIVISION PLANS

There will be submitted eight (8) black on white or blue on white paper prints and three (3) black on white mylar prints of the plan. The mylar prints will not be required until the subdivision has been completely reviewed and is ready for recording in the Town Clerk's Office. Additional paper prints may be required if the subdivision plan must be reviewed by the Regional Planning Agencies, or the utility companies

SECTION 4.4 - SIZE AND SCALE

The subdivision plans shall be in sheets no larger than 24 inches wide and 36 inches long, to a scale of 40 feet to the inch. An index plat, drawn at a scale of 200 feet to the inch shall be included, showing the entire subdivision with streets, lots and section numbers. Also, when there is more than one sheet, appropriate "match" lines must be drawn.

SECTION 4.5 - REQUIRED INFORMATION – TITLE

(a) The words "SUBDIVISION PLAN", the name (if any) and section number of the subdivision, and the name (s) of the owner (s) of the property.

(b) The date, scale (numerical and graphical), name of municipality, "State of Connecticut".

(c) An insert location map shall appear on the Subdivision Plan and shall show the outline of the tract and the streets proposed, and all existing and approved roads and streets and their names.

(d) The words "The accuracy of the information on this map meets the standards for a Class A-2 Transit Survey", (as described in the Code of Recommended Practice for Standards of Accuracy of Maps approved by the State Board of

Registration for professional engineers and land surveyors), and the seal and signature of a land surveyor registered or licensed in Connecticut.

(e) The total area of the subdivision tract in acres.

(f) A statement on the map that "Consideration has been given to this development utilizing Passive Solar Energy Techniques as required by Section 5.37 of the Land Subdivision Regulations".

SECTION 4.6 - REQUIRED INFORMATION – PLAN

(a) The boundaries of the subdivision with courses and distances marked thereon as
determined by an accurate land survey from control points approved by the City Engineer and noted on the drawing. The traverse sheets, or a copy thereof, showing the error of closure of the field survey and the calculations for the final adjustments must be submitted to the City Engineer for his approval and records, if requested.

(b) Property lines and the names of all abutting property owners as determined from the
most recent assessor's records.

(c) The location and width of all existing and proposed roads (rights-of-way) and all
easements, street names, railroads.

(d) The proposed lot layout and dimensions and area of each lot (numbered) and proposed easements.

(e) Proposed public lands designated as to use, and the area in acres. Any such public parcels, lots, rights-of-way, or easements within the subdivision will be shown on the Subdivision Plan as dedicated to the City of Waterbury.

(f) The location of existing and proposed survey monuments.

(g) The location, extent, and alignment of existing and proposed watercourses, ponds, and drainage ways.

(h) The boundary line of the entire tract proposed for subdivision shall be a heavy weight line easily distinguishable from the other property lines.

(i) All Zoning Districts

(j) True north arrow

(k) Dimensions and all lines to the hundredth of a foot, al bearings or deflection angles on all straight lines, and the central angle, tangent distance, and radius of all arcs.

SECTION 4.7 - REQUIRED INFORMATION – PROFILES AND CROSS-SECTIONS

(a) The vertical scale shall be 1”-4’ and the horizontal scale shall be 1”=20’.

(b) Profiles at the center line and the right-of-way lines of all proposed streets shall be shown. The grades shown shall be the existing and proposed finished grade for all streets to be constructed, and the existing and approximate finished grade for all streets to be constructed in the future. Intersections shall be identified.

(c) Cross-sections of drainage ditches as designated by the City Engineer shall appear on the same sheet. Cross-sections indicating the size and location of the aforementioned sub-surface installations within street rights-of-way shall be shown as designated by the City Engineer.

(d) Requested detail drawings of any special structures, and street cross-sections, as appropriate, shall appear as insets.

(e) Location, depth, invert, slope and size of all pipes, ditches, culverts, manholes, catch basins, headwalls, and watercourses or any other existing topographic features within the proposed subdivision area.

SECTION 4.8 - CONTOUR MAP

A contour map with intervals of five feet provided the horizontal distances between contours does not exceed 100 feet in which case contours within intervals of two feet will be provided if requested by the City Engineer. Elevations of such contours will be based on the City datum. The contour lines will indicate both existing and proposed finished topography. The approximate perimeter of cut and fill areas will be designated, and the estimated volume of each shall be stated on the plan.

SECTION 4.9 - DIRECTOR OF HEALTH APPROVAL

A letter from the Director of Health or his authorized agent stating City sanitary sewer and water lines are available to the proposed subdivision and that each structure erected will be connected to the City sanitary sewer and water lines before occupancy.

No subdivision will be given approval by the City Plan Commission if both City sanitary sewers and City water lines are not available to the proposed subdivision.

The Director of Health or his authorized agent may approve individual lots not serviced by City sanitary sewers and/or City water lines providing a letter from the Director of Health or his authorized agent to the Building official stating that on-site sewage disposal and/or potable water supply on the individual lot meets with the Department of Health.

In order for the Director of Health or his authorized agent to make a determination that on-site sewage disposal and/or potable water supply is adequate, the developer shall provide to the Director of Health or his authorized agent, a report including soil percolation test data and test borings for the determination of ground water

elevations. Such ground water data obtained between May 1st and the following November 30th may be deemed unacceptable by the Director of Health.

Percolation test and "depth to bedrock" and water table test holes shall be made under the supervision of the Director of Health or his authorized agent in a matter and location that satisfies the requirements of the Director of Health and the Health Code of the State of Connecticut.

SECTION 4.10 - PERFORMANCE BOND, IRREVOCABLE LETTER OF CREDIT, OR CERTIFIED CHECK (REPEALED)

SECTION 4.11 - CITY ENGINEER APPROVAL

A letter from the City Engineer, or his authorized agent, stating that the proposed Subdivision Plan and the Soil Erosion and Sediment Control Plan meets with the requirements of the Bureau of Engineering. The City Planner and or his authorized agent shall also make the necessary inspections of the subdivision to ensure compliance with the Certified Erosion and Sediment Control Plan and to ensure that control measures and facilities are properly performed or installed, and maintained.

SECTION 4.12 - FILING OF SUBDIVISION PLAT

The filing and recording of the Record Subdivision or Plats with the Town Clerk shall be done in accordance with the provisions of the Connecticut General Statutes, presently under Chapter 126 Section 8-25.

SECTION 4.13 - EVIDENCE OF INCORPORATION

When the applicant is a firm or corporation, evidence that the firm or corporation has been legally incorporated in accordance with State requirements prior to the date of application shall be submitted with the application if required.

SECTION 4.14 - EROSION AND SEDIMENTATION CONTROL PLAN

A Soil Erosion and Sediment Control Plan shall be submitted with any application in accordance with the requirements of these Regulations when the disturbed area of such development is cumulatively more than one-half (1/2) acre. Erosion and Sediment Control Plans are not required for land disturbances of one-half (1/2) acre or less, or to the construction of a single family house that is not part of a subdivision.

SECTION 4.15 - REQUIRED INFORMATION - EROSION AND SEDIMENTATION CONTROL PLAN

A Soil Erosion and Sediment Control Plan drawn to a scale of not less than 100 feet to the inch containing proper provisions to adequately control erosion and sedimentation and reduce the danger from storm water runoff on the proposed site shall be submitted. The plan shall show existing and proposed topography, disturbed areas, proposed area alternations, and the location of and detailed information concerning

erosion and sediment measures and facilities. A narrative concerning erosion and sediment measures and facilities shall describe the project, the schedule of major grading, and construction activities on the land, the application of conservation practices, design criteria, construction details and the maintenance program for the installed erosion and sedimentation control facilities. Five copies shall be submitted. The Erosion and Sediment Control Plan shall be prepared by, and bear the seal of, a Professional Engineer, Architect, or Landscape Architect, licensed to practice in the State of Connecticut.

CHAPTER V
SUBDIVISION REQUIREMENTS AND DESIGN STANDARDS

OVERALL

SECTION 5.1 - GENERAL

The following requirements and standards are the criteria upon which a proposed subdivision will be evaluated. If a proposed subdivision does not meet these standards, it will be considered an undesirable development for the City of Waterbury and shall not be approved.

SECTION 5.2 - CONFORMITY TO THE CITY PLAN

Subdivisions shall conform to all duly approved City Plans of the Commission.

SECTION 5.3 - SUITABILITY OF THE LAND

The Commission approval for the subdivision for the subdivision of land shall be in conformance with its Comprehensive Plan of Development and gives no assurance as to the degree of the suitability of each lot shown thereon for building purposes.

STREET LAYOUT

SECTION 5.4 - RELATION TO ADJOINING STREET SYSTEM

The arrangement of proposed streets shall in general provide for the continuation of principal existing and proposed streets without offsets and of required width as stated in Section 5.11. Where such straight continuations are not practical, such continuations may be adjusted by curves or deflection angles in accordance with these regulations. Where the plat submitted covers only a part of the subdivider's tract, a sketch of the proposed future street system of the remainder of the tract shall be furnished if requested, and the street system of the submitted subdivision proposal will be considered in the light of adjustments and connections to the overall street system of the entire tract and the areas adjacent to it.

SECTION 5.5 - BLOCK DIMENSIONS

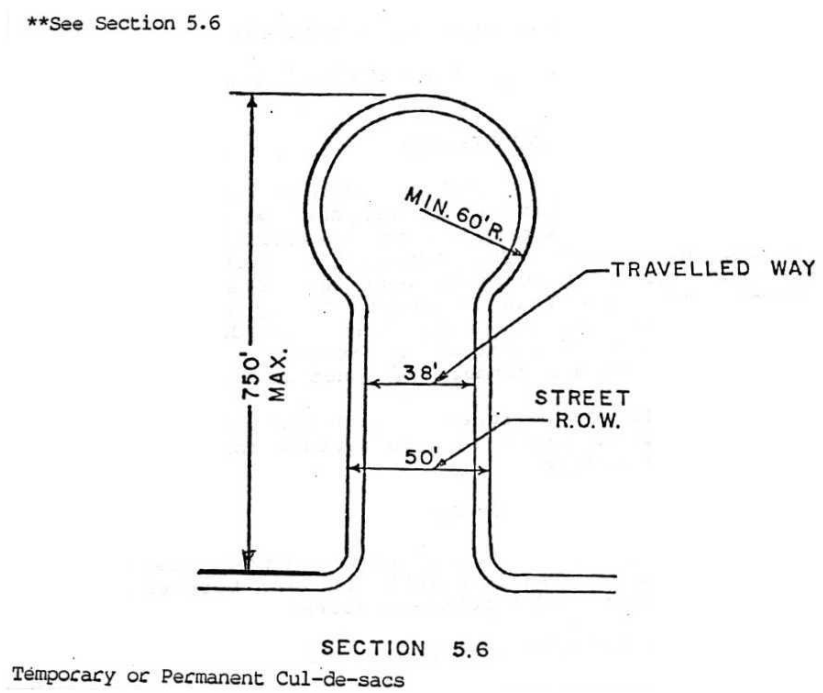
Intersecting streets shall be laid out at such intervals that block lengths between street lines are not more than 1,000 feet, except where existing street conditions in the opinion of the Commission justify a variation from this requirement. The minimum width of blocks shall not be less than 200 feet between street lines in a residential area.

SECTION 5.6 - DEAD-END STREETS

When approving dead-end street, the Commission shall not approve any dead-end street that will provide access to more than 30 single family lots or exceed 1,500

feet in length in the R.S. Zone. The Commission shall not approve any dead-end streets in excess of 750 feet in higher density residential, commercial zones or industrial zones.

Also, streets designed to have one end permanently closed shall provide in each case a turnaround roadway with a minimum 60 foot radius.



SECTION 5.7 - RESERVE STRIPS

The Commission shall not approve any proposed division of land which would create a strip of land between the boundary line of the tract and a proposed street.

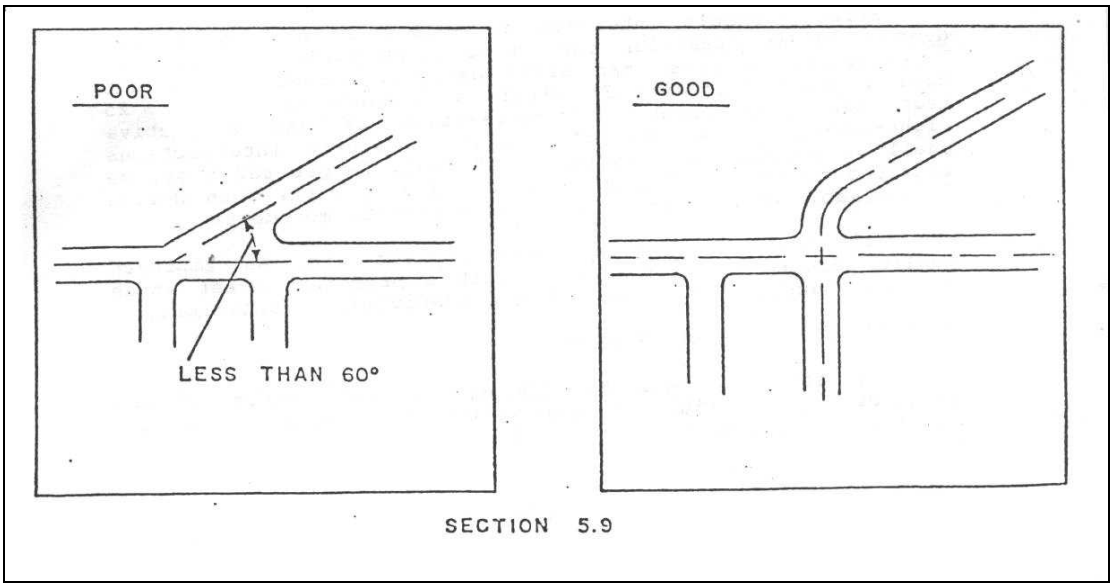
SECTION 5.8 - TWO ACCESS POINTS

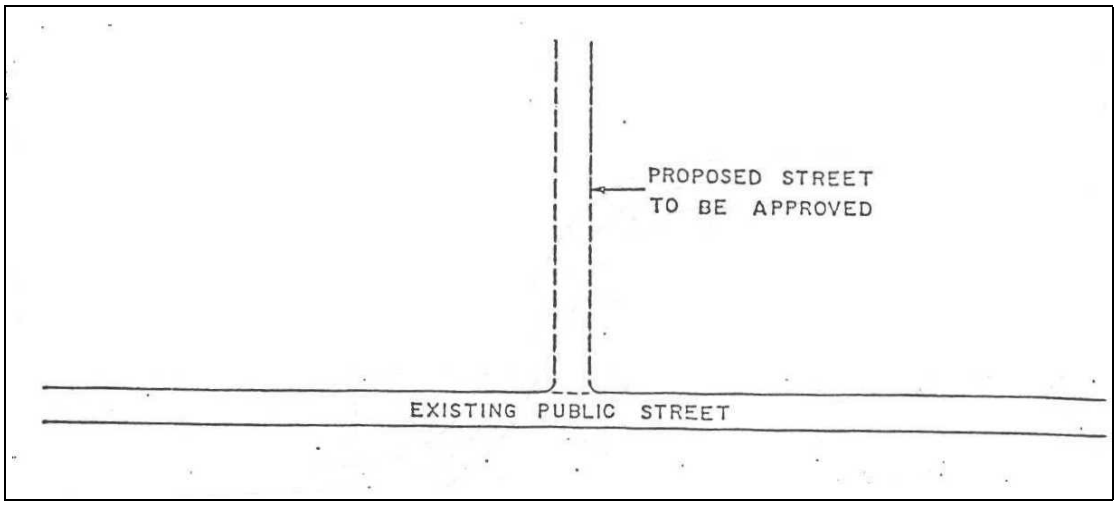
The Commission may refuse to approve a subdivision, if, in its judgment, the lack of multiple access points presents a potentially hazardous condition.

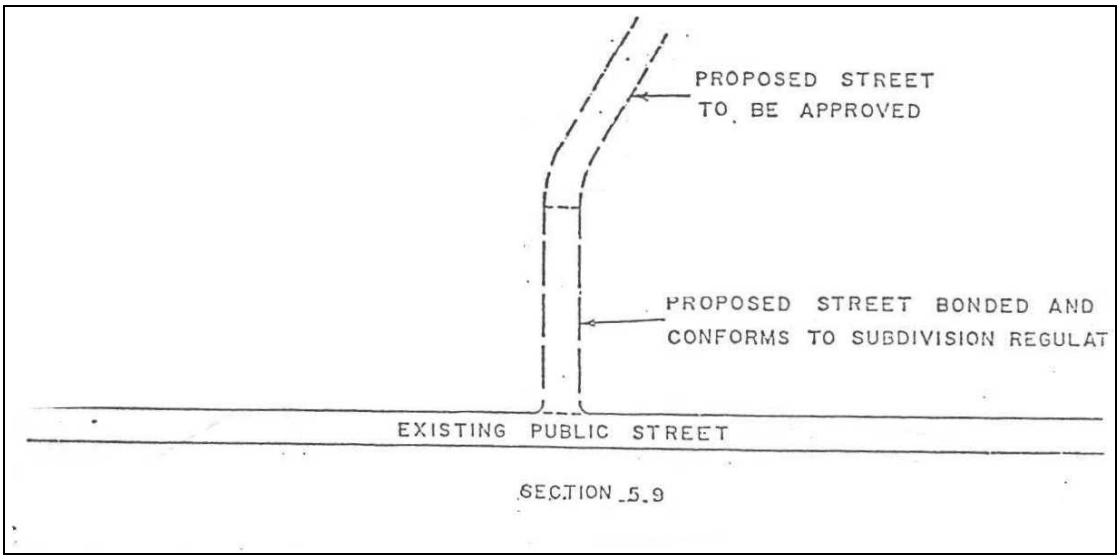
SECTION 5.9 - STREET INTERSECTION AND CURVES

Streets should intersect at angles as near to ninety degrees as is feasible, but in no event shall the angle of intersection should be less than sixty degrees. Streets should not have a grade exceeding 3% within a distance of at least 25 feet from the point of intersection of the respective right-of-way lines. Property lines at street intersections shall be rounded to a radius of 15 feet. Larger radii may be required by the Commission, when, in its opinion, such design is advisable or necessary for orderly traffic movement.

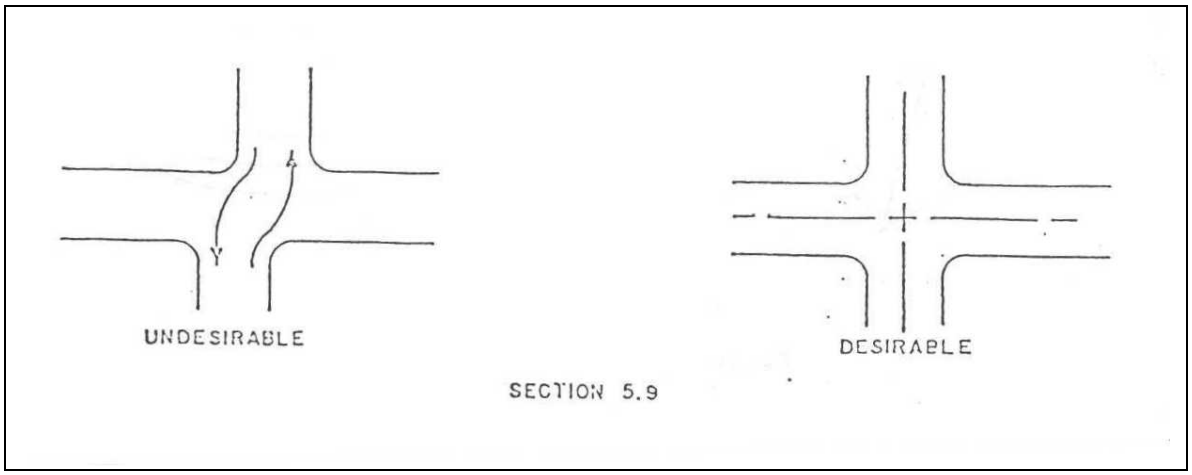
All proposed streets shall connect with an improved public with an improved public street in Waterbury, or with a proposed street which has been bounded and meets with the subdivision requirements.







SECTION 5.9



SECTION 5.9

SECTION 5.10 - STREET GRADING

All streets shall be graded the full width of the right-of-way. No finished grading or surfacing shall be done until all utilities are installed.

SECTION 5.11 - STREET WIDTH

The rights-of-way of local and collector streets shall be a minimum of 50 feet between property lines. The travelled of such streets shall be 38 feet. The City Plan Commission may require widths in excess of the above if deemed necessary. Streets shall not have less than 50 feet between property lines unless prior approval has been given by the Board of Aldermen.

The width of any other type of street under consideration will be made by the City Plan Commission under its Comprehensive Plan.

SECTION 5.12 - BUSINESS AND INDUSTRIAL STREETS

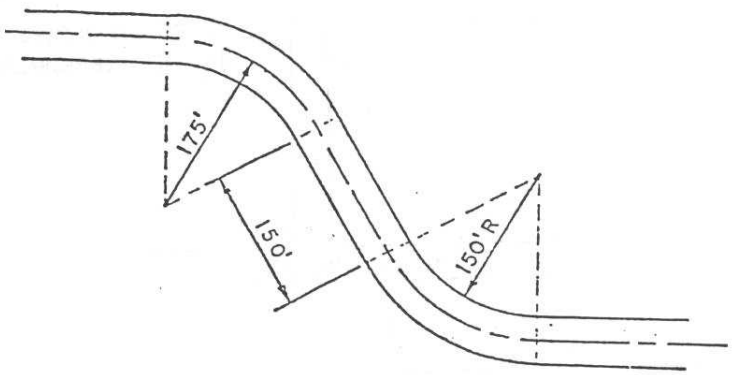
Where a proposed street is located in a business or industrial zone, or where the owner proposes to petition for a change of zone from residence to business or industrial, then the Commission may require a street 60 feet wide with a pave way of 44 feet.

SECTION 5.13 - MONUMENTS - STONE BOUNDS

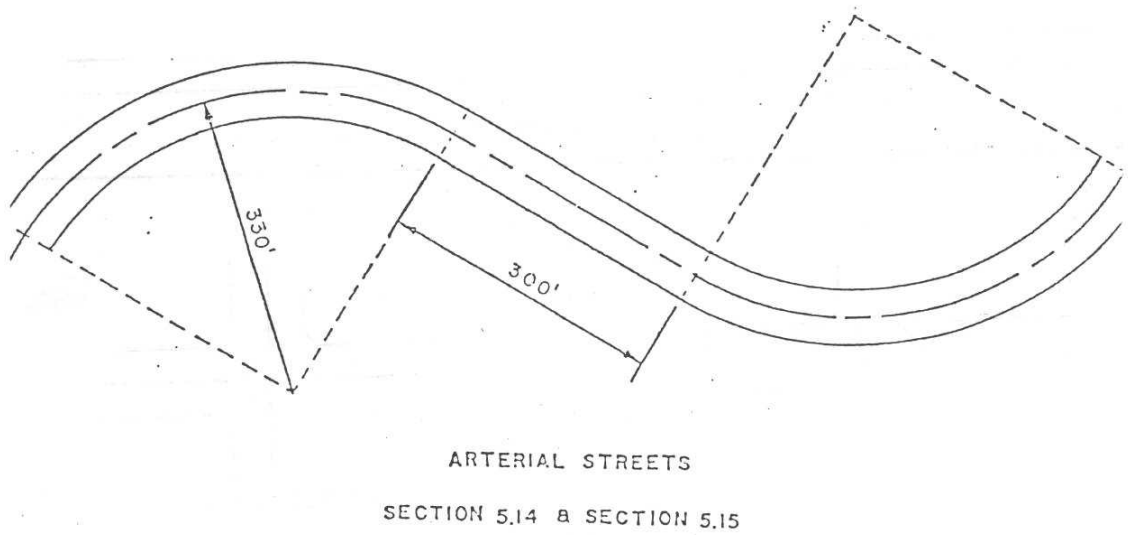
Granite monuments or bounds shall be provided by the City and set by the developer's surveyor where indicated on the subdivision plan. These monuments shall be requisitioned from the Engineering Department and obtained by the developer at the location designated by the Board of Public Works.

SECTION 5.14 - DISTANCE BETWEEN HORIZONTAL CURVES

150 feet of straight roadway between curves on local and collector streets, and 300 feet between curves on arterial streets should be provided if possible.



LOCAL & COLLECTOR STREETS



ARTERIAL STREETS

SECTION 5.14 & SECTION 5.15

SECTION 5.15 - RADII

The radius of curves on the center line of local and collector streets should not be less than 175 feet, and on arterial streets not less than 330 feet.

SECTION 5.16 - GRADES

No street should have a grade greater than 10% or less than 1% where feasible. Street grades greater than 10% can be waived by the Commission if a developer shows that lesser grades cannot be achieved because of topography, economic hardships, practicability, and not detrimental to the City.

SECTION 5.17 - VERTICAL SIGHT DISTANCE

The minimum vertical sight distance should be 100 feet on a permanent dead-end street, 200 feet on other local and on collector streets, and 300 feet on arterial streets.

SECTION 5.18 - HORIZONTAL SIGHT DISTANCE

The minimum horizontal height distance should be 100 feet on local and collector streets and 200 feet on arterial streets.

SECTION 5.19 - STREET SIGN POSTS

Erection of street sign posts shall be included in the amount of the surety which is offered for the construction of improvements. The post shall be 2 inches in diameter galvanized steel with a threaded top and capped. They shall be erected at all street

intersections within the street right-of-way and the property line. The posts shall be placed in concrete 2 ½ to 3 feet in the ground having a 10 inch diameter concrete base and shall be 10 feet above the sidewalk. Street signs will be provided and placed on these posts by the Street Department.

SECTION 5.20 - STREET NAMES

Proposed street names shall be different from any existing street names, or from names in either recorded or pending subdivisions which have not yet been recorded. Proposed street names shall not be accepted by the Commission if they phonetically sound like streets in the above category.

SECTION 5.21 - STREET LIGHTING

In the event the developer of any subdivision in the City of Waterbury grants or otherwise conveys an easement for the underground location of any investor owned utilities, and if said easement is located outside the limits of the designated street or fifty (50) foot wide right-of-way, then the developer shall at his expense install any and all street lighting standards.

Said lighting standards shall be at locations and at a spacing acceptable to the Board of Public Works of the City of Waterbury and shall be of a type and material acceptable to the Northeast Utility Company.

After acceptance of the roadway and the release of surety by the City of Waterbury, rental costs for the accepted lighting shall become the responsibility of the City of Waterbury.

Prior to the acceptance by the City of Waterbury, the developer shall submit acceptable evidence to the Board of Public Works of the City of Waterbury that all costs of construction, erection and installation has been paid in full.

He shall at this time also submit certification by the Northeast Utility Company that all requirements of construction standards are acceptable to that company.

LOT LAYOUT

SECTION 5.21A - LOT AREA

The area of individual lots shall not be less than the minimum requirements of the Building Zone Ordinance as they apply to the subdivision tract. However, in proposed subdivisions to be served by on-site sanitary waste disposal the Commission may require lots of a larger size than specified in the Building Zone Ordinance. Such requirements will be made on the recommendation of the City Director of Health after his evaluation of the percolation data.

When such large lots are required, they shall be layed out in a manner that will permit future resubdivision should sanitary sewers be made available to the area.

SECTION 5.22 - PERCOLATION AND WATER TABLE TESTS

Soil percolation tests and water table test borings shall be obtained in the approximate location of the proposed on-site sanitary waste disposal systems and shall be taken prior to the deposition of "fill" in those areas where it is proposed to install leach fields.

SECTION 5.23 - DOUBLE FRONTAGE LOTS (REPEALED)

SECTION 5.24 - SIDE LOT LINES

Insofar as practicable the side lines of all lots shall be approximately at right angles to the street on which the lot faces or approximately radial to curved street lines.

SECTION 5.25 - DRIVEWAY GRADES

Where feasible, the grade of driveways should not exceed 3% for that 20 feet of the driveway nearest the street right-of-way line.

SECTION 5.26 - CURBS AND SIDEWALKS

Curbs and sidewalks along the street frontage shall be required for all lots. Such curbs and sidewalks will conform to the specifications set forth in these regulations, and the City Charter.

UTILITIES

SECTION 5.27 - UNDERGROUND UTILITIES AND LATERAL UTILITY CONNECTIONS

All utilities and lateral utility connections to the property line shall be installed underground on new streets, including telephone and electrical conduits. They shall be installed within the street right-of-way and spaced and cased so as not to interfere with one another. All utilities and lateral connections shall be of a material and in a location as approved by the City Engineer. No finished grading or surfacing shall be done until all utilities have been installed in the street. If a utility must be installed outside the street right-of-way, easements to the utility company will be shown on the subdivision plan.

The lateral utility connections required shall be:

(a) Sanitary sewer (if applicable)

(b) Water service

(c) Storm drain (unless waived in writing by the Building Official of the City of Waterbury)

(d) Electrical service

(e) Telephone service

(f) Cable T.V. service

All service charges for any connection to a City owned utility shall be at a rate prescribed by the appropriate board.

SECTION 5.28 - EASEMENTS

Where necessary, the City Engineer may require easements of at least 15 feet in width along the lines of or across lots for storm and sanitary sewers or other utilities lines. Easements of the same or greater width may be required along the lines of or across lots where necessary for the extension or planned activities.

SECTION 5.29 - POTABLE WATER, STORM WATER SEWERS, SANITARY SEWAGE DISPOSAL

Adequate provisions shall be made for a potable water supply and disposal of storm water and sanitary wastes. If public sewer facilities are within reasonable distance, as determined by the Commission, the provision of sanitary sewers (including lines, pumps, and laterals to the property lines) shall be required of the applicant, and the applicant shall bear the full cost of such improvements. He shall also provide and pay the cost of necessary storm water sewers including pipes, manholes, catch basins, inlets, and right-of-way in accordance with the requirements of the City of Waterbury or the direction of the City Engineer.

SECTION 5.30 - DRAINAGE

The applicant shall provide for the disposition of surface water run-off that may exist either previously to, or as a result of the subdivision. Such drainage facilities shall be located in the street right-of-way, where feasible, or in easements satisfactory to the City Engineer. Where it is proposed that storm water run-off from the subdivision will not be directed in its entirety to the right-of-way of a public street, but will in part affect adjacent properties, approval shall be conditioned on the execution and submission of discharge rights for such drainage granted by the affected adjacent property owners. The City Engineer may obtain these rights by eminent domain when it is in public interest to do so, and the cost of such rights-of-way shall be borne by the applicant in accord with Section 5.28.

Drainage facilities shall, in all cases, be large enough to accommodate potential run-off from the entire upstream drainage area as defined by the Bureau of Engineering, whether inside or outside the subdivision, under conditions of maximum development permitted by the zoning regulations.

SECTION 5.31 - MATERIALS FURNISHED BY THE CITY TO DEVELOPERS

The developer shall convey at his own expense the materials as previously specified as being furnished by the City of Waterbury from the points where they are delivered by the City at his own expense to store the same at or in the vicinity of the work. He shall be responsible for loss incurred or damage done to materials furnished by the City from the time of their delivery until the work is accepted.

GENERAL DESIGN

SECTION 5.32 - OPEN SPACE

The Commission shall require the provision of adequate and usable open space areas to be reserved for the common use of all property owners by covenant or by dedication to the City determined upon reference to the Parks standards contained in the Comprehensive Plan.

SECTION 5.33 - PARKING

To localize automobile noise, lights, and pollution, and to promote safety, the Commission may require landscaping of parking areas to provide buffers and clear traffic channelization.

SECTION 5.34 - STREAMS AND NATURAL FEATURES

The applicant shall preserve and develop the aesthetic quality of existing natural features of the land. The Commission may require recreational or scenic easements along such streams or major natural features. All applicable permits, hearings, or other requirements of any Local, State or Federal Agency shall be the responsibility of the Developer and shall be obtained at no cost to the City.

SECTION 5.35 - BUFFER LANDSCAPE

The Commission may require a landscaped buffer zone around the subdivision if it abuts a zoning district of a different general category.

SECTION 5.36 - IMPROVEMENT SPECIFICATIONS

All improvements required in the subdivision shall meet the standards set forth in the chapter on “Construction Specifications” contained in these regulations.

SECTION 5.37 - PASSIVE SOLAR ORIENTATION OF STREETS AS FAR AS PRACTICAL

The Commission may require any person submitting a plan for a subdivision to the Commission under State Statute 8-25 to demonstrate to the Commission that consideration has been given in the development of the plan, to using passive solar energy techniques which would not significantly increase the cost of the housing to the buyer, after tax credits, subsides, and exemptions.

As far as practical, streets shall be aligned along an east-west orientation (i.e. within 30 either side of true east) to facilitate the development of buildings facing true south. Where topographic, soil conditions and access to thoroughfares preclude an east-west street orientation, then due consideration shall be given to a more flexible lot layout, a south facing orientation for the long wall of the building and the appropriate siting of vegetation as means of enhancing the potential use of solar energy and protecting access to sunlight.

CHAPTER VI
IMPROVEMENTS AND PERFORMANCE

SECTION 6.1 - GUARANTEE OF PERFORMANCE

The City Plan Commission shall require the following method for securing the completion of all work and installation of all public improvements, public service facilities, including but not limited to the setting of all monuments, construction of all roads, installation of storm drains and sanitary sewers, construction of all sidewalks and curbs, compliance with certified erosion and sediment control plans, installation of landscaping, street signs, and lighting, winter maintenance, stipulations as required by these regulations and any other stipulations as required by the subdivision/resubdivision approval:

SECTION 6.2 - APPROVAL

Before proceeding with any work or filing the approved subdivision/resubdivision plan, theApplicant must submit the estimated cost of the installation and construction of all public improvements and or public service facilities including but not limited to the construction of roads, installation of storm drains and sanitary sewers, setting of all monuments, constructions of sidewalks and curbs, installation of landscaping, signs and lighting, compliance with Certified Erosion and Sediment Control Plan and winter maintenance to the City Engineer for his approval. In reviewing the estimated cost of the work the City Engineer will add a percentage not exceeding 25%, to cover inflationary costs, contingencies and administrative costs to the City in case of default.

The City Engineer will submit this estimate to the City Plan Commission to review its conformity to the provisions of the Waterbury Land Subdivision Regulations.

The Applicant shall have two (2) years from the date of City Plan Commission approval to submit any required surety. If the time period expires, the City Plan Commission may require an addition to the original cost of the work. The City Engineer shall recalculate the projected costs of the subdivision improvements in accordance with the provisions of Section 6 and submit a report, if required, to the Commission.

1. The Applicant shall submit a performance bond in the form of a Certified Check equal to 15% of the total estimated costs of all improvements required by the City Engineer and approved by the City Plan Commission.

    a) The Applicant cannot apply for and receive building permits.

    b) The Applicant shall file a security agreement with the City Plan Commission in a form approved by the Corporation Counsel. Said agreement shall include that the applicant can not sell, assign, nor dispose of any lots until the public improvements are fully completed to the satisfaction of the City Engineer or until a proper bond has been filed and accepted by the City Plan Commission in lieu thereof.

2. Upon application of first building permit, within the approved subdivision/resubdivision the City Engineer shall notify the City Plan Commission of the work that has been completed and the work that remains to be completed. The City Engineer shall submit this estimate to the Commission for approval.

    a) The Applicant shall submit a performance bond in the form of a Letter of Credit equal to the total estimated cost of all improvements required by the City Engineer and approved by the City Plan Commission minus (-) all completed public improvements minus (-) 15%.

    b) The Applicant may apply for and receive building permits.

    c) The City Plan Commission shall release to the applicant such security agreement filed under Section 6.2.1b.

3. No Certificate of Occupancy for a dwelling on any street shall be issued nor shall any dwelling be occupied on such street until all underground public service facilities have been installed and are in operation, the street bituminous concrete binder course is installed and completed, and all lots corners are pinned to the satisfaction of the City Engineer and approved by the City Plan Commission.

    a) Street and other bonded improvements shall be completed by the applicant within five years. When the work is completed in accordance with the Plans and Specifications as certified by the City Engineer, the City Engineer shall send a letter to the City Plan Commission stating the improvements are completed.

    b) A maintenance bond as provided in Section 6.11 shall be posted with the City Plan Commission before the City Engineer accepts the work as completed.

SECTION 6.3 - PHASING REQUIREMENTS

An Applicant may seek approval from the City Plan Commission to phase installation and construction of public improvements and/or public service facilities in sections of the subdivision. Any such request shall be made to the City Plan Commission no later than the day the application is filed with the City Plan Department for a subdivision or resubdivision with a copy of the overall subdivision map showing a detailed breakdown by section of the parts of the subdivision, labeled Section 1, Section 2, Section 3, etc. Each phase shall be a minimum of 25 percent of total number of proposed lots.

SECTION 6.4 - SURETY PROCEDURES

1. Accountability for the surety will be as follows:

    a) Certified Check deposits will be transferred to the Comptroller's Office for deposit.

b) The Irrevocable Letters of Credit (original document) will be held by the City Plan Department.

c) The City Plan Department shall require the applicant to obtain Irrevocable Letters of Credit from a bank licensed within the State of Connecticut.

d) For all Irrevocable Letters of Credit, the City shall require that its original form or the exact contents of its original form will be used. All Irrevocable Letters of Credit will have an automatic renewal clause in its contents with no final expiration date.

2. All Irrevocable Letters of Credit shall be reviewed for form and content by the City's Corporation Counsel prior to acceptance. The City Plan Department shall retain documentation of the review.

SECTION 6.5 - INSPECTION OF IMPROVEMENTS

The City Engineer, or other persons designated by the City Engineer, shall inspect the required improvements during the construction in accordance with the inspection schedule set forth in Section 6.6 of the Waterbury Land Subdivision Regulations, to assure the satisfactory completion and maintenance, and the City Plan Commission shall require a letter from such official stating that all required Improvements have been constructed and maintained in accordance with the approved plans.

SECTION 6.6 - INSPECTION SCHEDULE

In case of a new street (s) or a change in existing street (s), the work shall be inspected at the following stages of construction:

1. Rough Grading completed.
2. Drainage and all underground facilities installed prior to backfilling.
3. Upon completion of the base course compaction.
4. Installation of Binder Course.
5. Installation of curbs and sidewalks.
6. Installation of landscaping, street signs, and lighting.
7. Installation of Finish Surface Course.

The applicant shall not proceed to do work on any stage subsequent to the first stage until said work on the previous stage has been inspected and approved by the City Engineer. If a subdivision is built in phases, final approval shall not be granted for

subsequent phase if the Applicant has not obtained approval for the previous phase unless otherwise waived by the City Plan Commission.

In order that the inspections be made in accordance with the foregoing schedule, the Applicant or other authorized representative of the Applicant shall notify the City Engineer at least (48) hours prior to the start and completion of any construction phase.

SECTION 6.7 - IMPROVEMENTS REQUIRED BY UNFORSEEN CONDITIONS

If it shall appear, during the course of construction of any new street, or any other improvements required by the City Plan Commission in connection with the approval of the plans, profiles, and specifications thereto, that additional work is required owing to unforeseen conditions; which were not apparent at the time of approval by the City Plan Commission, the City Plan Commission, based upon a written report from the City Engineer, or his representative, may require additional work to be done and may require additional surety.

SECTION 6.8 - CERTIFICATION OF INSPECTION

A final certification by the City Engineer shall be made to the to the City Plan Commission upon completion of the work under the approved plans and specifications upon completion of the final stage of inspections as required pursuant to Section 6.6 of these regulations, certifying that work is complete in accordance with the approved plans and specifications.

SECTION 6.9 - CLEAN UP

It shall be a condition of the Performance Bond that the Applicant shall be required, at least every 90 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. Tree stumps, other vegetation debris and any other material that are unstable or which may deteriorate or disintegrate may not be buried under any conditions.

Any and all material falling on public highways from vehicles or construction equipment and in connection with the Applicant'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.

Failure of the Applicant to comply with any of the above requirements shall be sufficient reason for the City to take action under Section 6.13.

SECTION 6.10 - RIGHT OF ENTRY FOR CORRECTION OF VIOLATIONS

The Applicant shall file a written agreement executed by the owner of the premises and the Applicant in a form approved by the Corporation Counsel; which permits the City or its officials and employees or independent contractors, to enter upon the premises and to perform all work necessary to correct and abate any violations of these regulations, and of stipulations which the Applicant has made and failed to execute within the required time, such right of entry to arise upon the certification of such

violation(s) by the City Plan Commission or the City Engineer and shall continue for such time thereafter as is required for the City to remedy such default.

SECTION 6.11 - MAINTENANCE OF IMPROVEMENTS

The Applicant shall be required to maintain all improvements and shall provide for snow removal on streets and on sidewalks until acceptance of said improvements by the City. If the City is forced to plow in order to protect the health, safety and welfare of any persons residing on an unaccepted street, the costs thereof shall be charged to the Applicant. If not paid within 30 days, the incurred costs shall be paid to the City from the required surety.

SECTION 6.12 - MAINTENANCE BOND

Upon completion and conditional acceptance by the commission and all required public improvements, the performance bond shall be released subsequent to the submission of a maintenance bond. The Maintenance Bond in the form of a certified check shall be 15 percent of the original total cost of improvements and shall contain such conditions as are described in Section 6.2 of these regulations. The Maintenance Bond will remain in effect for one year from the date of submission to the City Plan Department.

SECTION 6.13 - FORFEITURE OF SURETY

If, upon expiration of the time period within which the required improvements were to have been constructed, where construction was secured by an Irrevocable Letter of Credit or Certified Check, the City Engineer shall notify the Corporation Counsel of the work that has been satisfactorily completed, the work that remains to be completed, and submit an estimate of the cost to finish the remaining work. The City Plan Commission shall then declare the surety for performance forfeited, and notify, in writing, the Mayor, Corporation Counsel, and Comptroller, and recommend that the improvements be completed by either the City or the issuing bank as soon as is practicable. A copy of this letter shall be sent to the applicant and/or issuing bank.

SECTION 6.14 - RELEASE OF SURETY

The surety shall not be released by the City Plan Commission until the following conditions have been met:

1. All public improvements, public service facilities and conditions of approval of the have been accepted by the City Engineer.

2. The Applicant's engineer has certified to the City through the City Engineer and through submission of detailed "as built" plans that the layout of the line and grade of all improvements is in accordance with the construction plans of the subdivision. "As built" plans shall include the site development plan, a grading plan, and a construction plan as described elsewhere in these regulations. Such plans shall show any modifications or changes made, including those made during

construction. In addition, the grading plans shall show all water gates, curb stops, water laterals and sewer laterals at property lines.

3. All road deeds, open space deeds and easements for drainage, both within the subdivision and across other property must have been executed and delivered to the Town Clerk, with a copy for the City Engineer's and City Plan Department's files.

4. The Applicant shall provide standard 48" reinforced concrete monuments on street property lines as indicated on the subdivision plan.

5. All required monuments must have been set and a sworn affidavit filed by the Land Surveyor employed by the Applicant stating required monuments have been accurately set as required by these regulations.

6. A Maintenance Bond as described in Section 6.16 of these regulations shall be on file with the City Plan Department.

7. All other documents, transfers, or conditions required by the approval of the subdivision shall have been provided (conditions performed) to the appropriate City Official with copies of said documents to the Commission.

8. The City Engineer has submitted a written notice to the City Plan Commission stating that all required improvements have been certified to the City as satisfactorily completed.

Upon receipt of the Letter from the City Engineer as aforementioned the Commission may then vote its approval to authorize the Mayor to execute a release of the Irrevocable Letter of Credit or Certified Check. When the release is signed by the Mayor, the release will be sent to the Applicant and/or issuing Bank. Upon release of a Certified Check which has submitted the check, together with all interest accrued thereon, shall be returned to the Applicant, as the case may be.

9. The release of the Irrevocable Letter of Credit or Certified Check shall constitute official City of Waterbury Approval and acceptance of streets and improvements thereon which have been dedicated to the City of Waterbury in the Approved Subdivision Plans.

SECTION 6.15 - INDIVIDUAL LOTS

The owner of record of any vacant lot within an approved subdivision or any lot on an accepted City street may be required to post a performance bond in the amount satisfactory to the City Engineer, prior to the issuance of a certificate of occupancy, if during the course of construction damage occurred to previously accepted public improvements. These improvements shall include pavement, curbing, sidewalk, storm drainage, utilities and survey monumentation. Said bond shall not be released until all repairs have been completed.

SECTION 6.16 - CERTIFICATE OF INSURANCE

The subdivider shall file with the Office of Corporation Counsel a Commercial General Liability Insurance policy, listing the City as an additional insured and owner of such insurance policy. This insurance document must be submitted not less than 15 days prior to starting work on the approved subdivision. The Corporation Counsel shall approve the policy for coverage requirements. The subdivider must also sign a hold harmless agreement; which releases the City from any liability that may accrue due to the subdivision activities.

The Commercial General Liability insurance policy shall insure the subdivider and list the City as an additional insured. The policy shall cover all operations in the development involving existence and maintenance of property and buildings and contracting operations of every nature including all public improvements. Said policy shall have a $1,000,000 per occurrence minimum combined single limit with a $2,000,000 per occurrence aggregate.

If the subdivision is greater than 10 lots in a residential zone or is any other zone, a $2,000,000 umbrella policy must also be obtained and evidence filed with the Corporation Counsel.

CHAPTER VII
STREET IMPROVEMENTS

SECTION 7.1 - GENERAL

The proposed streets shall be graded by the owner or owners throughout the entire length, including sidewalk areas and slopes to the lines and grades approved by the Bureau of Engineering.

The construction of the road and sidewalks shall be in accordance with the detailed specifications for the designated type of roadway on file in the office of the City Engineer.

The types of roadway construction shall be as follows:

TYPE I - For residential, local or collector streets where the largest volume of traffics consists of passenger cars or light delivery trucks.

TYPE II - For business, industrial or arterial streets where the largest volume of traffic consists of commercial or other vehicles.

The determination of the type of roadway to be constructed shall be made by the City Plan Commission at the time of submission of the subdivision.

The construction of the roadway, curbs, and walks shall be in accordance with the following specifications.

SECTION 7.2 - TYPE I - SUB-GRADE

For the purpose of these specifications the sub-grade shall be the area of the roadbed upon which pavement structure including the sidewalk base course and sub-base are placed. This is the plane co-incident with the bottom of the sub-base, as shown on the plans or cross-section or as ordered by the Engineer.

After all grading for the roadbed has been substantially completed and all utilities laid, the sub-grade shall be brought to the lines, grades and cross-sections as specified.

The construction of the sub-grade shall be in accordance with the requirements of Article 2.09.03 of the Standard Specifications of the Connecticut State Highway Department, Form 813, except that no ledge shall be permitted to within one foot of the top surface of the sub-grade.

SECTION 7.3 - TYPE I - GRAVEL SUB-BASE

After the sub-grade has been thoroughly rolled, shaped and compacted as specified, the Owner shall place gravel for sub-base where suitable material is not available from the grading excavation. It shall be placed as directed and in accordance with these specifications.

SECTION 7.4 - MATERIAL

Gravel shall consist of material free from rotten stones, loam, vegetable matter, frozen lumps are excess sand and so graded that all will pass a screen having 5 inch square openings and at least 50% shall be retained on a screen having ¼ inch openings. All materials shall be approved by the Engineer for the use intended.

SECTION 7.5 - METHOD OF PLACING

The gravel shall be spread in layers of not over 6 inches in layers in depth after final compaction. The number of layers shall be as directed by the Engineer and shall be so determined that the fill will have the specified depth after final compaction. After each layer has been placed, as specified above, it shall be rolled with a 10 ton roller until thoroughly compacted to the satisfaction of the Engineer. Should the foundation material beneath the sub-base material become churned up and mixed with the sub base material at any time, the Owner shall remove the mixer and replace it with new sub-base material to the required depth of sub-base, as shown on the plans or as previously required by the Engineer.

SECTION 7.6 - TYPE I - CALCIUM CHLORIDE STABILIZED BASE

After the gravel sub-base has been placed, shaped, rolled and thoroughly compacted according to specifications, the Owner shall construct a 3 inch calcium chloride base in conformance with the lines, grades, compacted thickness and cross-sections as shown on the plan.

SECTION 7.7 - MATERIALS

The materials for the calcium chloride stabilized base shall conform to the requirements of Article M.02.08 of the Connecticut State Highway Department, Form 813, subject to the approval of the Engineer.

SECTION 7.8 - CONSTRUCTION METHODS

The calcium chloride stabilized base shall be constructed in accordance with Article 3.06.03 of the Connecticut State Highway Department, Form 811, subject to the approval of the Engineer or an alternate base course of 3" - Pre-Mix bituminous concrete.

SECTION 7.9 - TYPE I - BITUMINOUS CONCRETE SURFACE

The Owner shall construct a 3 inch two-course dense graded bituminous concrete surface on the calcium chloride stabilized base in accordance with these

specifications and in conformity with the line, grade, compacted thickness and typical cross-sections as shown on the plans.

The material for the bituminous concrete mixture sources of supply, formula for mix, mix tolerances, approval of mix formula and the control of the mixture shall conform to the requirements of Article M.04.01, Class 1 of the Connecticut State Highway Department, Form 813, subject to the approval of the Engineer.

The construction of the two-course bituminous concrete pavement shall be constructed according to the requirements of Article 4.06.03 of the Connecticut State Highway Department, Form 813, subject to the approval of the Engineer.

SECTION 7.10 - TYPE I - PORTLAND CEMENT CURBING

The Owner shall construct Portland Cement or granite curbing on the pavement to the dimensions and details approved by the Engineer at locations shown on the plans or where directed and in accordance with these specifications.

SECTION 7.11 - MATERIALS

The materials for this work shall conform to the requirements of Article M.04.01 and Article 8.15.02 of the Standard Specifications of the Connecticut State Highway Department, Form 813.

SECTION 7.12 - CONSTRUCTION METHODS

Prior to the arrival of the mixture to the work, the surface where the bituminous concrete curbing is to be constructed shall have been cleaned of all loose and foreign material. The surface shall be perfectly dry and clean at the time the mix is placed and shall be coated with an RC-250 or other approved bitumen just before the arrival of the mixture.

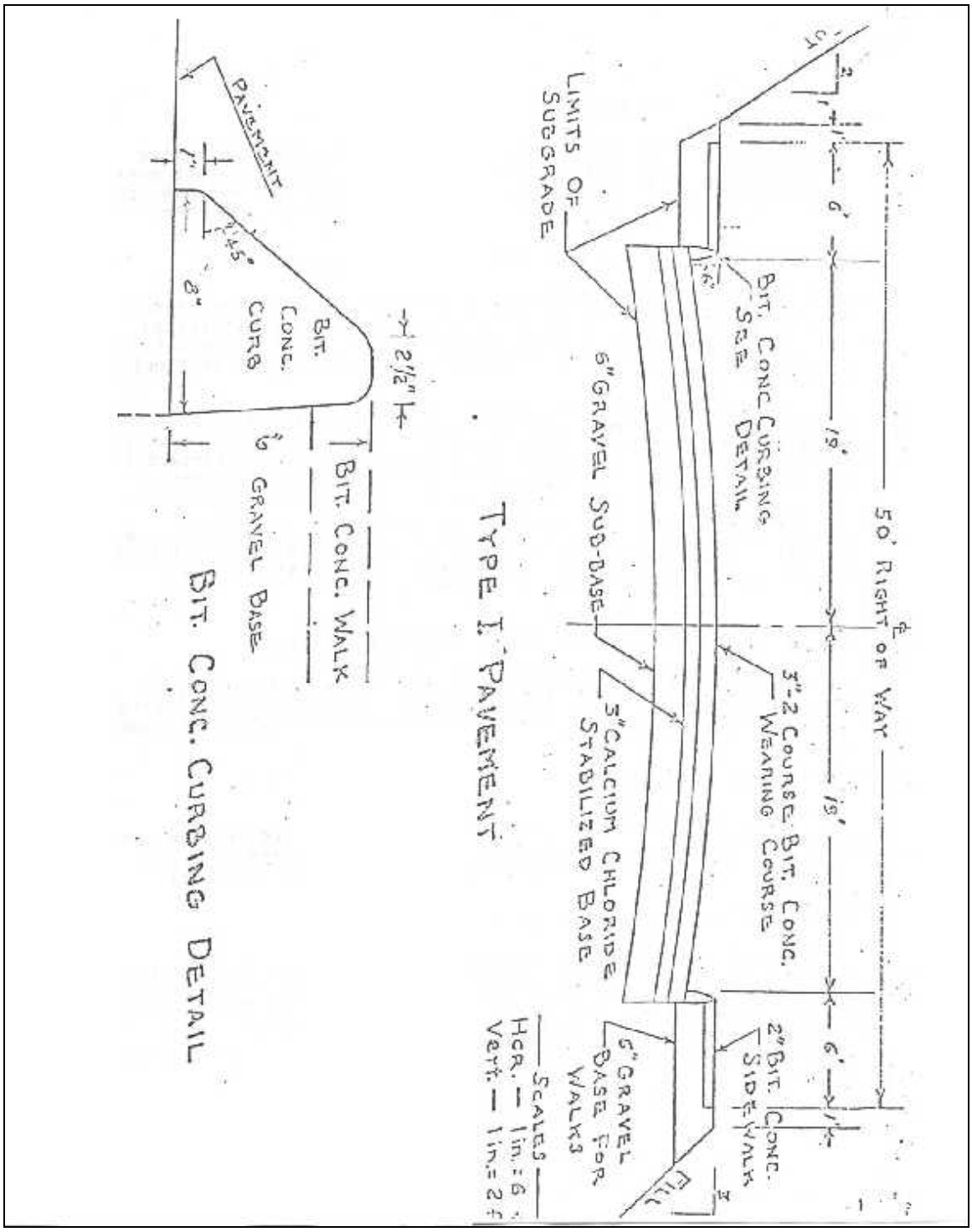
Upon arrival at the site, the mixture shall be deposited directly in place or on platforms outside the area on which it is to be spread and shall be immediately distributed by suitable means. The mixture shall be kept clean and free from dirt and foreign materials at all times.

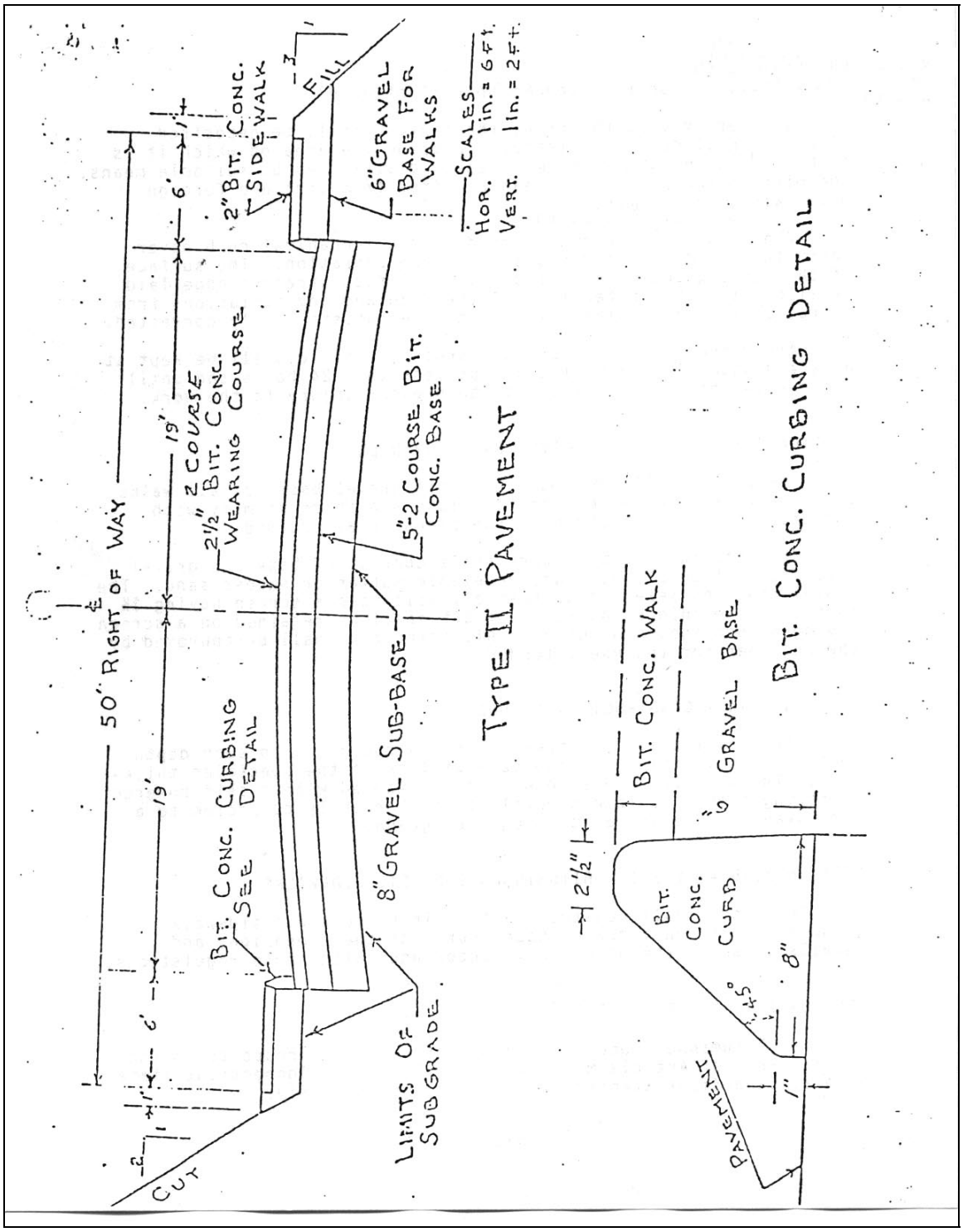
The curbs shall be constructed with a mechanical curb paver which lays, compacts and finishes in one operation. The surface of the curbing shall be tested with a 10 foot straight edge laid parallel with the center line of the road and any variations from a true profile exceeding ¼ inch shall be satisfactorily corrected.

After the completion of the curbing, traffic shall be kept at a safe distance for a period of not less than 24 hours and until the curbing has set sufficiently to prevent injury to the work.

SECTION 7.13 - TYPE I - GRAVEL BASE FOR WALKS

The Owner shall construct a 6 inch gravel base for all walks in accordance with these specifications and in conformity with the cross-sections as shown on the plans or as ordered.


50' RIGHT OF WAY
6'
19'
19'
6'
BIT. CONC CURBING SEE DETAIL
3"-2 COURSE BIT. CONC. WEARING COURSE
2" BIT. CONC. SIDEWALK
LIMITS OF SUBGRADE
6" GRAVEL SUB-BASE
3" CALCIUM CHLORIDE STABILIZED BASE
5" GRAVEL BASE FOR WALKS
TYPE I PAVEMENT
SCALES
HOR. — 1 in. = 6
VERT. — 1 in. = 2
PAVEMENT
45°
8"
BIT. CONC. CURB
2½"
BIT. CONC. WALK
6" GRAVEL BASE
BIT. CONC. CURBING DETAIL


50' RIGHT OF WAY
1'
6'
19'
19'
6'
1'
2" BIT. CONC. SIDEWALK
FILL
6" GRAVEL BASE FOR WALKS
SCALES
HOR. 1 in. = 6 ft.
VERT. 1 in. = 2 ft.
2 COURSE BIT. CONC. WEARING COURSE
2 1/2"
5"-2 COURSE BIT. CONC. BASE
BIT. CONC. CURBING DETAIL SEE
8" GRAVEL SUB-BASE
LIMITS OF SUBGRADE
CUT
TYPE II PAVEMENT
2 1/2"
BIT. CONC. WALK
GRAVEL BASE
BIT. CONC. CURB
45°
8"
1"
PAVEMENT
BIT. CONC. CURBING DETAIL

The material for this work shall consist of bank run gravel, free from rotten stone, loam, vegetable matter or excess sand. The gravel shall be selected so that all will pass a screen having 3½ inch square openings and at least 50% shall be retained on a screen having ¼ square openings. All materials shall be approved by the Engineer for the use intended.

SECTION 7.14 - CONSTRUCTION METHODS

The gravel shall be spread upon the sub-grade to such depth that after compaction the sub-base will be of the specified thickness. The material shall be wetted and tamped with a self-powered vibrating tamper equipment until it is thoroughly compacted to a firm even surface and at the required grade.

SECTION 7.15 - TYPE I - PORTLAND CEMENT SIDEWALK

The Owner shall construct a Portland Cement sidewalk in accordance with the standards of the City of Waterbury Bureau of Engineering.

SECTION 7.16 - MATERIALS

The Portland Cement shall conform in all respects to the applicable standards and specifications of the City of Waterbury Bureau of Engineering.

SECTION 7.17 - BASE COURSE

The gravel base course shall be constructed as specified under the item “Gravel Base for Walks”.

SECTION 7.18 - FORMS

Forms shall be of metal or wood, straight, free from warp and of sufficient strength to resist springing from the impact of the roller. All forms shall be of a depth equal to the depth of sidewalk and shall be securely held to the required line and grade.

SECTION 7.19 - CONSTRUCTION OF PORTLAND CEMENT SIDEWALK

The Portland Cement sidewalks shall be constructed in accordance with the applicable standards and specifications of the City of Waterbury Bureau of Engineering.

SECTION 7.20 - BACKFILLING

The sides of the walk shall be backfilled with suitable material thoroughly compacted and finished flush with the top of the sidewalk. All surplus material shall be removed and the site left in a neat and presentable condition.

In sections inaccessible to the roller, the base course, surface course and backfill shall be hand tamped with tampers weighing not less than 12 pounds, the face of which shall not exceed 50 square inches in area.

SECTION 7.21 - SPECIFICATIONS FOR TYPE II PAVEMENTS

The specifications for Type II pavement shall be in accordance with the specifications and construction procedures for Type I pavement, except as noted:

TYPE II SUB-GRADE shall be constructed according to the requirements of the specifications of Type I pavement.

TYPE II GRAVEL SUB-BASE shall be constructed according to the requirements of the specifications of Type I pavement, except that the compacted depth of the gravel sub-base shall be at least 8 inches.

SECTION 7.22 - TYPE II - 5-INCH PREMIXED BITUMINOUS BASE

The Owner shall construct on the prepared gravel sub-base a 5 inch, two-course premixed bituminous concrete base, in accordance with these specifications and in conformity with the line, grade and compacted thickness and typical cross-section shown on the plan.

SECTION 7.23 - MATERIALS

The materials for this work shall conform to the following requirements:

(Square Mesh)

Size	Percent by Weight Grading A	B
2 ¼”	100	
1 ½”	80-100	100
3/4”	55-80	60-85
3/8”	35-60	35-65
#10	15-35	15-35
#40	5-20	5-25
#200	2-10	3-10
Bitumen %	3.5-6	3.5-6

The maximum size of the largest aggregate shall not exceed 2/3 of the compacted depth of the course laid.

(a) The temperature shall be so controlled that the temperature of the asphalt shall not exceed 325° F; and that of the aggregate at the drier outlet shal be between 250° and 350° F; the temperature of the mixture as it is dumped from the mixer shall be between 225° and 300° F

(b) Course aggregate shall conform to the requirements of Article M.04.01 of the Standard Specifications of the Connecticut Highway Department, Form 813.

(c) Fine aggregate shall consist of natural sand, stone sand or screenings or any combination thereof. The fine aggregate shall be limited to material 95% of

which passes through a No. 4 sieve having square openings and not more than 8% of which passes a No. 200 sieve. The material shall be free of clay, loam and foreign materials. Natural sand, stone sand and screenings or any combination thereof shall be substantially free from coatings of fine dust after drying; the Engineer reserves the right to reject materials which do not conform to the requirements for plasticity of Article M.02.06-2 of the Standard Specifications of the Connecticut Highway Department, Form 813.

(d) Asphalt cement shall conform to the requirements of Article M.04.01 of the Standard Specifications of the Connecticut State Highway Department, Form 813.

(e) Formula for Job Mix: The general limits prescribed above are master ranges of tolerance to govern mixtures made from any raw materials meeting specifications and they are maximum and minimum for all cases. A closer control appropriate to the materials is required in accordance with the job mix formula. Such job mix formula shall show the bitumen expressed as a percentage of the total mixture and the individual fractions of the aggregate expressed as percentage of the total weight of the aggregate.

The job mix formula shall indicate in writing the single definite percentage for each sieve fraction of aggregate and for asphalt chosen as the fixed mean in each instance, and also the temperature of completed mixture taken as it is dumped from the mixer. The source and locations of all materials shall be included within the job mix formula.

The submission of such job mix formula shall bind the Contractor to furnish a mixture not only within the above master ranges, but as a further requirement, also meeting the exact formula thus set up, within the following allowable tolerances:

Job Mix Tolerances	Plus or Minus
Aggregate passing Sieve No. 4 and larger	8%
Aggregate passing Sieve No. 10 through No. 80	6%
Aggregate passing Sieve No. 200	2%
Bitumen	0.5%
Temperature of mixture when dumped from mixture	315° F

Samples of the actual mixture in use will be taken as many times daily as necessary at the discretion of the Engineer, and the mixture shall be maintained uniform within the above tolerances. If an additional source of supply for materials is approved, the job submitted but found unacceptable shall be readjusted to the satisfaction of the Engineer.

The Contractor shall make available to the Inspector either samples or grading analysis of the hot bins, when required by the Engineer.

Mixtures found to have voids or other characteristics requiring a bitumen content greater or less than the bitumen range above tabulated will be rejected.

(f) Approval of the job mix formula shall bind the Contractor to furnish the mixture submitted and no change shall be made unless a new job formula is submitted and approved; the Contractor shall at all times and in all ways cooperate with the Laboratory personnel in obtaining an approved mix; failure of the Contractor to meet consistently the job mix formula shall be sufficient for the Engineer to prohibit the use of the material from the plant, and use of the material will not be resumed until the producer supplies an approved mix.

SECTION 7.24 - CONSTRUCTION METHODS

The methods employed in performing the work and all equipment, tools, machinery and other plant used in handling material and executing any part of the work shall conform to all the requirements of Article 4.06.03 of the Standard Specifications of the Connecticut State Highway Department, Form 813, as amended elsewhere herein, except as noted following:

(b) Daily samples of completed work will not normally be required; such samples shall be furnished by the Contractor only upon specific request of the Engineer, in which case the Contractor shall remove the sample as directed and replace with the new base material equal to that in adjacent areas.

(c) The material shall be placed in courses of approximately equal depth.

(d) The density of the completed base shall not be less than 90% or more than 98% of the theoretical void free density unless otherwise authorized by the Engineer. Density may be tested by the use of nuclear devices calibrated against similar materials for which densities have been determined in accordance with standard methods, and at the discretion of the Engineer, density may be tested from cores taken from the completed base. Marshall mold specimens will not be made.

(e) The surface of the finished base shall not vary by more than ¾ inch from a 10 foot straight edge applied parallel to the center line of the base.

SECTION 7.25 - TYPE II - BITUMINIOUS CONCRETE PAVEMENT

The Contractor shall construct on the pre-mixed bituminous base a 2 course pavement of dense graded bituminous concrete 2½ inches thick in accordance with the lines, grades and typical cross-sections as shown on the plans.

SECTION 7.26 - MATERIALS

The materials for this work shall conform to the requirements of Article 4.06.02 of the Standard Specifications of the Connecticut State Highway Department, Form 813, subject to the approval of the Engineer.

SECTION 7.27 - CONSTRUCTION METHODS

The construction of the pavement shall conform to the requirements of 4.06.03 of the Connecticut State Highway Department, Form 813, subject to the approval of the Engineer.

TYPE II BITUMINOUS CONCRETE CURBING shall be constructed according to the requirements of the specifications for Type I pavement.

TYPE II GRAVEL BASE FOR WALKS shall be constructed according to the requirements of the specifications for Type I pavement.

TYPE II BITUMINOUS CONCRETE SIDEWALKS shall be constructed according to the requirements of the specifications of Type I pavement.

CHAPTER VIII
LEGAL

SECTION 8.1 - RECORD OF ACTIVITY

The official minutes of the Commission shall contain a full and complete record of all activities occurring pursuant to these regulations which records shall be public records and available for inspection at reasonable times. The record of applications disapproved shall state reasons for disapproval with specific reference to particular facts and conditions.

SECTION 8.2 - WAIVERS

Waivers may be granted in accordance with Section 8-26 of the General Statutes. The Commission may waive requirements under the regulations by a three quarters vote of 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. When determining such waiver, the Commission will consider topographic features including but not limited to slopes, inland wetlands, ledge outcroppings, and other significant natural features. 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.

SECTION 8.3 - AMENDMENTS

The Commission may occasionally modify, supplement, and amend these regulations. No such modifications or amendments shall be made without first holding a public hearing with proper notice, and no such change shall affect any subdivision previously approved by the Commission.

SECTION 8.4 - VALIDITY

If any section, paragraph, sentence, clause or phrase of these regulations shall for any reason be held to be invalid or unconstitutional by a decree or decision of any court or competent jurisdiction, such decree or decision shall not affect or impair the validity of any other section or remaining portion of these regulations.

SECTION 8.5 - ENFORCEMENT

These regulations shall be enforced by the Waterbury City Plan Commission, or their designee.

SECTION 8.6 - EFFECT OF CHANGE IN SUBDIVISION OR ZONING REGULATIONS SHALL BE MADE IN ACCORDANCE WITH THE PROVISIONS OF THE CONNECTICUT GENERAL STATUTES PRESENTLY UNDER CHAPTER 126, SECTION 8-26a.