

- A. At all principal points on street lines, such as block corners, PC's and PT's of curves shall be permanently monumented using concrete survey monuments with brass or bronze discs permanently marked or punched. Minimum monument size is 4"x 6"x 36".
- B. Front and rear property lines shall be marked using metal pins.
- C. All front building setback lines shall be shown with reference to the street lines. Indicate whether this setback line is a standard in accordance with the Zoning Regulations or if such line has been established by the Commission.

7.4.5 Rights-of-Way, Easements or Stream Encroachment Lines

- A. Lengths and bearings of the centerline and each sideline are required together with the established widths. Bearings shall be shown for a traverse in a clockwise direction.
- B. The use of the reserved space must be given, such as: sanitary, gas, water, etc. The applicant shall submit documentation of easement holder for proposed uses of the right-of-way (R.O.W.)
- C. Where a R.O.W., easement, or encroachment crosses street or property lines, the location of the centerline and sidelines must be shown together with tied distances from property corners or street monuments.
- D. In all areas where roads or streets or any other type structure is in cut or fill, show slope easement rights to provide for a minimum 2:1 slope outside of standard right-of-way widths.
- E. Stream encroachment lines where crossing property under development, must be shown and must comply with those lines as officially adopted by the State of Connecticut Environmental Protection Agency (Mill Brook and Piper Brook), or the Town of Newington (Rock Hole Brook and Webster Brook).

7.4.6 Driveway and Parking

- A. For any development requiring site plan approval, all new driveways and parking areas shall be constructed in accordance with Section 6.1.1.K. Driveways shall conform to Town of Newington Specifications for Private Streets and Parking Lots. See typical cross-sections in Section 6.
- B. Each parking space shall be shown. See typical details in Section 6.
- C. Driveways shall be at least 28' in width from the face of curb and 24' or 18' in width as shown in Section 6.1.1.C (Figure 3)-
- D. Maximum permitted grade for a driveway is 10%. Maximum grade for a parking area is 5%. Cross pitch on any driveway shall not exceed 5%.
- E. No parking will be allowed within a street right-of-way unless specifically authorized by the Town in order to provide additional public parking within the B-TC district.
- F. Horizontal and vertical control for driveways shall conform to Residential Street requirements. Where driveways intersect with streets or other driveways, depending on the proposed use, the radius of the gutter shall be 5' to a minimum of 25' as approved by the Town Engineer and the TPZ.

7.4.7 Elevations, Grades, Existing and Proposed

- A. All elevations are to be on North American Vertical Datum, NAVD 88.
- B. Contour lines are required on all plans or maps. Both the existing ground and the proposed finish grading must be shown and clearly labeled as to each type. Contour lines shall be shown at an interval of 2 feet, except where area is almost level (less than 1%). On level areas, "spot" elevations may be used. Contour lines must extend at least 50 feet into adjacent properties to depict actual conditions. Existing contours in excess of fifteen (15%) percent gradient and rock outcroppings shall be identified by shading the area that meets this criterion. (Effective 3/4/2011)
- C. Minimum continuous slope across grass shall be 1%; minimum slope across pavement shall be 0.6%; and maximum slope across parking lot shall be 5%. The minimum and maximum