

SECTION 6.

REQUIREMENTS FOR SUBDIVISION PLAN

A subdivision plan submitted for the approval of the Commission shall comprise the following materials:

- (a)** An original and two additional copies of a map or plan drawn in ink by a registered professional engineer or registered land surveyor, having a scale not greater than 100 feet to the inch. This map or plan shall be prepared in accordance with the statutory requirements for filing with the Town Clerk, and shall show the following information:
- (1) Proposed subdivision name or identifying title, its location, the name and address of the subdivider, and the certificate of a registered professional engineer or a registered land surveyor.
 - (2) Layout of existing roads and proposed new roads, easements, rights-of-way, including those of utilities, sewers and drainage, either on or off the site, and open space reserved for common public uses, with exact length and bearings.
 - (3) Names of abutting property owners and accurate road frontage distance up to 220 feet.
 - (4) North point, scale of map and date.
 - (5) Boundary lines of subdivision with accurate distance and bearings in accordance with Section 8. (a).
 - (6) Layouts of lots showing exact lengths and bearings, areas of lots, and open space.
 - (7) All lots, numbers in consecutive numbers, within the subdivision.
 - (8) Contour lines showing land elevations at 2 foot intervals.
 - (9) Location of all inland wetland and watercourse boundaries in accord with the requirements of the Sherman Inland Wetland Regulations and Map.
 - (10) A key map which shall show, at a scale of approximately one inch to 1,200 feet, the relations of the proposed subdivision to existing town roads.
 - (11) A rectangle 170 by 200 within horizontal boundaries of each lot in A and B zones, and a rectangle 115 feet by 150 within horizontal boundaries of each lot in C Zone.

- (12) Sufficient data acceptable to the Commission to determine readily the location, bearing and length of principal road lines and location of boundary lines, including radii and length of curves and other information sufficient to establish such lines. Such lines should be tied to existing reference points. See Section 10 (b).
 - (13) Permanent reference points as indicated in Section 8.
 - (14) Names of all proposed roads, which names shall not duplicate or resemble the names of any existing roads in the Town.
 - (15) Location of sanitary and storm-sewer lines, water mains, catch basins, culverts and other underground structures, and location of all drainage easements with written approval of the Board of Selectmen.
 - (16) Lines showing 100-year Flood Hazard Areas as shown on maps prepared by FEMA which are on file in the office of the Town Clerk.
- (b)** Where road construction is part of the proposed subdivision, road profiles drawn to the standards of the Board of Selectmen, and a drainage analysis map showing the tributary watershed area and downstream area affected by run-off. drainage computations shall consider the entire watershed area.
- (c)** A report prepared by a professional engineer of percolation tests and deep pit tests performed on each proposed subdivision lot by or under the supervision of the Health Officer or his agent. This report shall include all test data, as certified by the engineer.
- (d)** A report from the Health Officer of the Town or his agent, stating his approval of the subdivision plan, and any conditions established by the Health Officer for such approval.
- (e)** A report from the Board of Selectmen, stating their approval of the proposed subdivision's access to the road system of the Town, and of any roads to be constructed within the proposed subdivision, together with any conditions established by the Selectmen for such approval.
- (f)** A soil erosion and sediment control plan, in accordance with the Soil Erosion and Sediment Control Regulations for Land Development of the Town of Sherman.
- (g)** A report from the Sherman Conservation Commission stating:
- (1) that the proposed subdivision would have no significant environmental impact, or an environmental impact statement has been prepared by the applicant under the direction of the Sherman Conservation Commission, which may require an evaluation of impact on soils, surface and subsurface water, topography, flora and fauna, air quality, noise levels, or other environmental variables; and

- (2) that the proposed subdivision contains no endangered species, as defined by the Connecticut Department of Environmental Protection, and no sites of archeological significance, as defined by the Connecticut State Archeologist, or that appropriate measures have been taken to protect such species or sites.
- (h)** A report from the Sherman Inland Wetlands & Watercourses Commission together with any conditions established by said Commission. .
- (i)** Where the subdivider owns or controls land adjacent to the proposed subdivision, and where such adjacent land has not previously been subdivided, a statement of tentative plans for the development of such land, including the prospective road system for such land.
- (i)** Statements from any Town, state or federal agency determined by the Commission to have information necessary for a decision that serves the objectives of these
- (k)** A key map, for the use of the Tax Assessor of the Town of Sherman, that shows the proposed subdivision at a scale of approximately 200 feet to one inch.
- (l)** A written application on the form provided by the Commission, accompanied by a check for such application fee as shall have been set by the Town.
- (m)** A performance bond, as provided for in Section 7(f)(1) of these regulations.
- (n)** Demonstration to the commission that the applicant has considered the use of passive solar energy techniques which would not significantly increase the cost of the housing to the buyer, after considering tax credits, subsidies, and exemptions.
 - (1) Passive solar techniques and site design techniques which maximize solar heat gain, minimize heat loss, and provide thermal storage within a building during the heating season and minimize heat gain and provide for natural cooling during the cooling season shall be considered. These techniques include: house orientation; street and lot layout; vegetation; natural and man-made topographical features; and protection of solar access within the development.