

REGULATIONS CONCERNING DRIVEWAYS OVERVIEW:

To promote traffic safety and prevent or minimize drainage and icing problems, driveways for all lots shall be designed and constructed in conformance with the minimum provisions of this regulation.

All site plans submitted in support of an application for a Certificate of Zoning Compliance shall depict driveway locations, proposed grading, tree and brush removal, drainage improvements and, as appropriate, other construction details. Upon approval, minor on-site modifications may be authorized by the Planning and/or Engineering staff, provided the required driveway standards are complied with.

Proposed lots, which cannot be served by a driveway conforming to required standards shall not be approved by the Director of Public Works, or his agent, unless they are specifically waived by him. Said waiver may be approved in situations where no detrimental traffic or drainage impact is anticipated: where the driveway involves unusual site or roadway conditions or where roadway improvements are pending or anticipated.

Unless a waiver is authorized, driveways shall comply with the following standards:

1. Driveways shall conform with any curb cut and driveway standards established by the Board of Selectmen, the Director of Public Works or the Town Engineer and, as appropriate, the State Department of Transportation.
2. Paved or unpaved driveways shall not exceed a slope of twelve (12%) percent. All driveways shall have a width of at least ten (10') feet.
3. Driveways shall be designed to minimize storm water flows from entering the Town roadway and, wherever possible, the Town Right-of-Way. Privately owned and maintained drainage diversion swales, detention areas and/or dry wells shall be utilized to the greatest extent possible. Whenever a private drainage swale or private detention area is utilized in diverting driveway water from the Town Right-of-way, the owner of the subject lot(s) shall be responsible for maintaining the depicted swale or detention area and any culverts in accordance with the approved design. To ensure proper maintenance of drainage swale or culvert serving a rear lot, no approval shall be granted on the subject lot until a deed restriction, approved by the Town Attorney, is filed in the Land Records. Said deed restriction shall clearly note the maintenance responsibility and, subject to proper notification by the Town, it shall allow the Town to undertake any necessary maintenance activity and charge the property owner for expenses.
4. Positive slope driveways shall have an area with a slope no greater than four (4%) percent at the intersection with any town road. Driveways with a negative slope shall have a two (2%) percent positive slope at the intersection with any town road. This 2% slope represents a six (6") rise in elevation, above the gutter line of the intersecting road, before dropping into the subject property. If a 6" rise is not possible, a "Release of Driveway Claim" form shall be submitted to the Town, holding them harmless for storm water entering the property through the driveway cut. This letter shall be made part of the building records.

5. Driveway aprons shall be at least twenty (20') feet in depth and intersect the street with a five (5') foot radius. All driveways shall have a paved apron.
6. Driveways shall intersect all town roadways at an angle of approximately ninety (90°) degrees and shall be located and designed with safe sight distances as defined in the Traffic and Transportation Handbook of the Institute of Transportation Engineers with the anticipated operating speeds of the intersecting roadway, street grades, topography, use of the subject property and other properties along the same street.
7. Common driveways and loop driveways may be constructed, but only after a plan is submitted to the Department of Public Works for review and approval. These driveways must still conform to the regulations as set forth herein.
8. All driveways shall be constructed with a base and surface adequate to support 40 tons of fire fighting vehicles.
9. Driveway side slopes shall not exceed a slope of three to one (3:1) unless retaining walls or other suitable stabilizing provisions are utilized, or as directed by engineer. Guardrails, guide posts, headwalls, flared ends or wider driveway widths shall be used when steep side slopes or culvert crossings present a safety hazard or future maintenance problem.
10. Driveway openings shall be located as far as possible from roadway intersections and no closer than seventy-five (75') feet from any roadway intersection, unless some less distance is required to meet sight line requirements of these regulations or to comply with the provisions of any permit issued pursuant to the town Inland Wetlands and Watercourses regulations, or where access is otherwise not possible to the subject site.
11. An anti tracking pad shall be installed for the first twenty (20) feet of all driveways in accordance with the Guidelines for Soil Erosion and Sediment Control, Connecticut, Chapter 8, Structural Measures. No driveway bonds shall be released until a minimum of the first twenty (20) feet of the driveway is paved.
12. A Driveway permit, and/or an Excavation Permit, issued by the Public Works Department is required by this regulation.

TOWN OF CROMWELL
DEPARTMENT OF PUBLIC WORKS
RELEASE OF DRIVEWAY CLAIM

In accordance with item numbered (4) four of the Town of Cromwell, Department of Public Work's "Regulations Concerning Driveways", I, _____, the _____ (Developer/Homeowner/etc.), hereby relieve the Town of Cromwell from any responsibility for surface water entering the property at _____, because of lot/driveway grading.

I am aware that my driveway access (apron) onto the Town Road does not meet the minimum required positive slope. Therefore, I am holding the Town of Cromwell harmless for storm water entering the property through my driveway cut.

In Witness Whereof, the Owner has set his hand and seal this _____ day of _____, 20____

APPLICANT'S SIGNATURE: _____

Date: _____

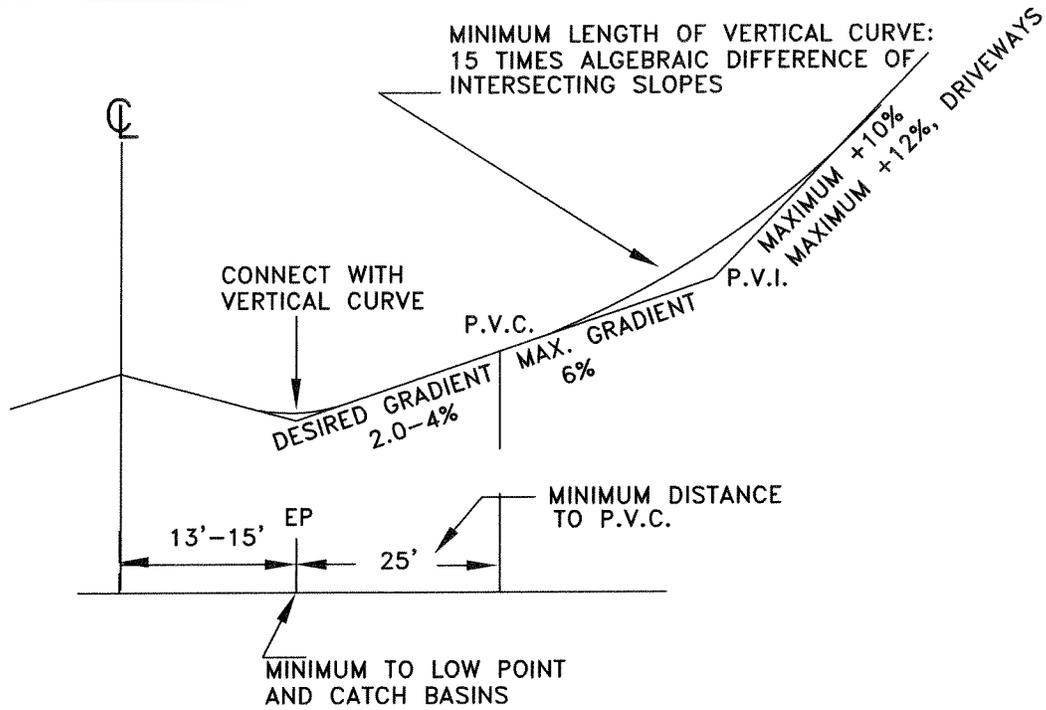
STATE OF CONNECTICUT }
ss:
COUNTY OF MIDDLESEX }

On the _____ day of _____, 20____, before me personally came and appeared _____ to me known to be the individual(s) described in and who executed the foregoing instrument and who duly acknowledged to me that they executed the same.

Notary Public

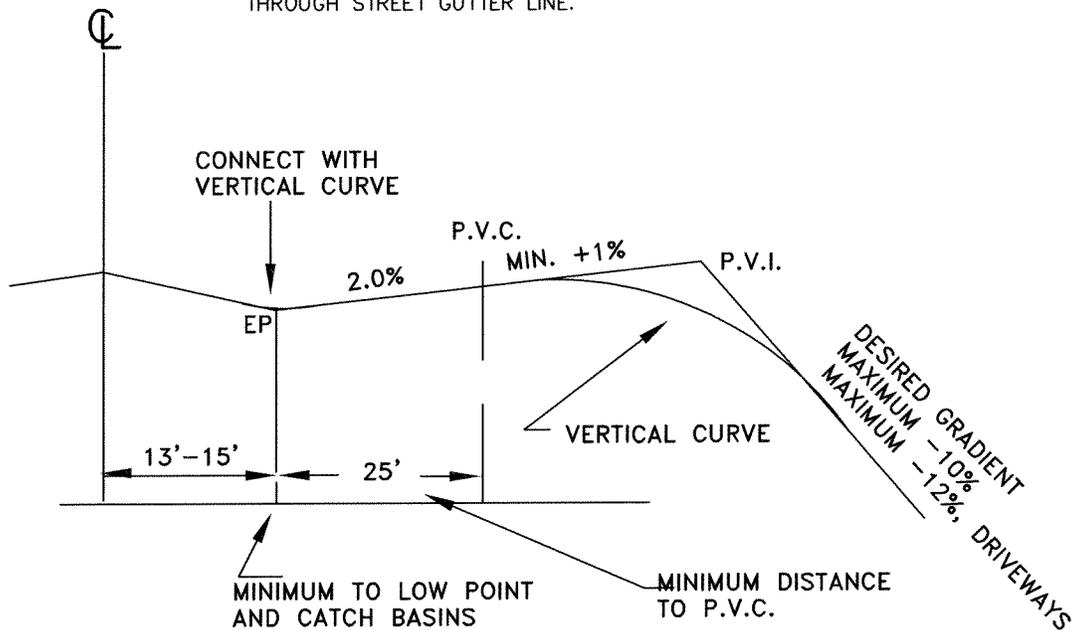
Commission Expires

Seal



TYPICAL PUBLIC ACCESS WITH RISING GRADIENT

NOTE: AT ALL INTERSECTIONS, THROUGH STREETS SHALL MAINTAIN STANDARD CROSS SECTION (SLOPES). SIDE STREETS SHALL MATCH GRADE OF THE THROUGH STREET GUTTER LINE.

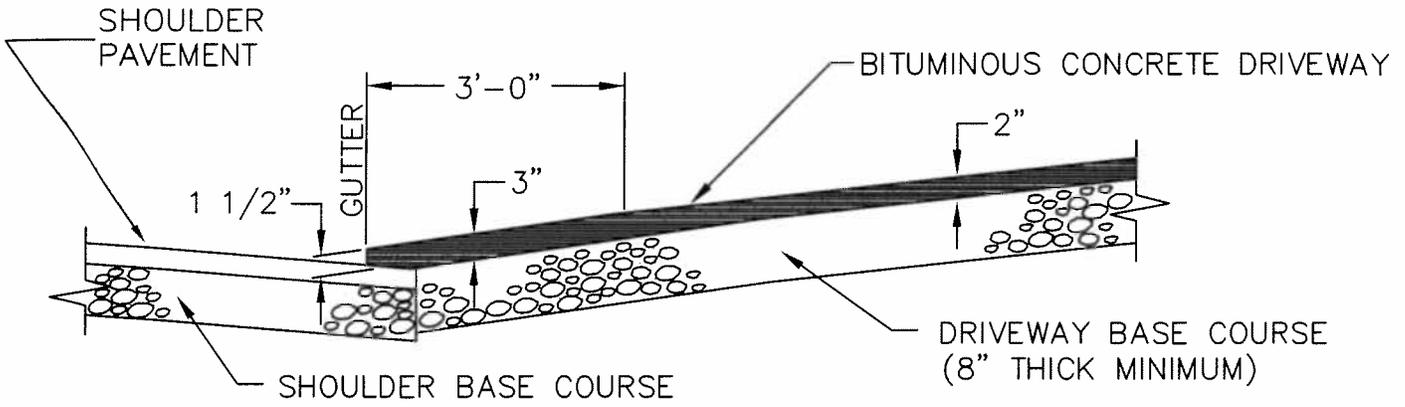


TYPICAL PUBLIC ACCESS WITH DECREASING GRADIENT

1	11/01	Road Width	Scale:	NTS
			Sheet:	RDGRADE
			Drawn By:	REN
			Checked By:	JSM
No.	Date	Description	Date:	3/1/2001
Revisions				

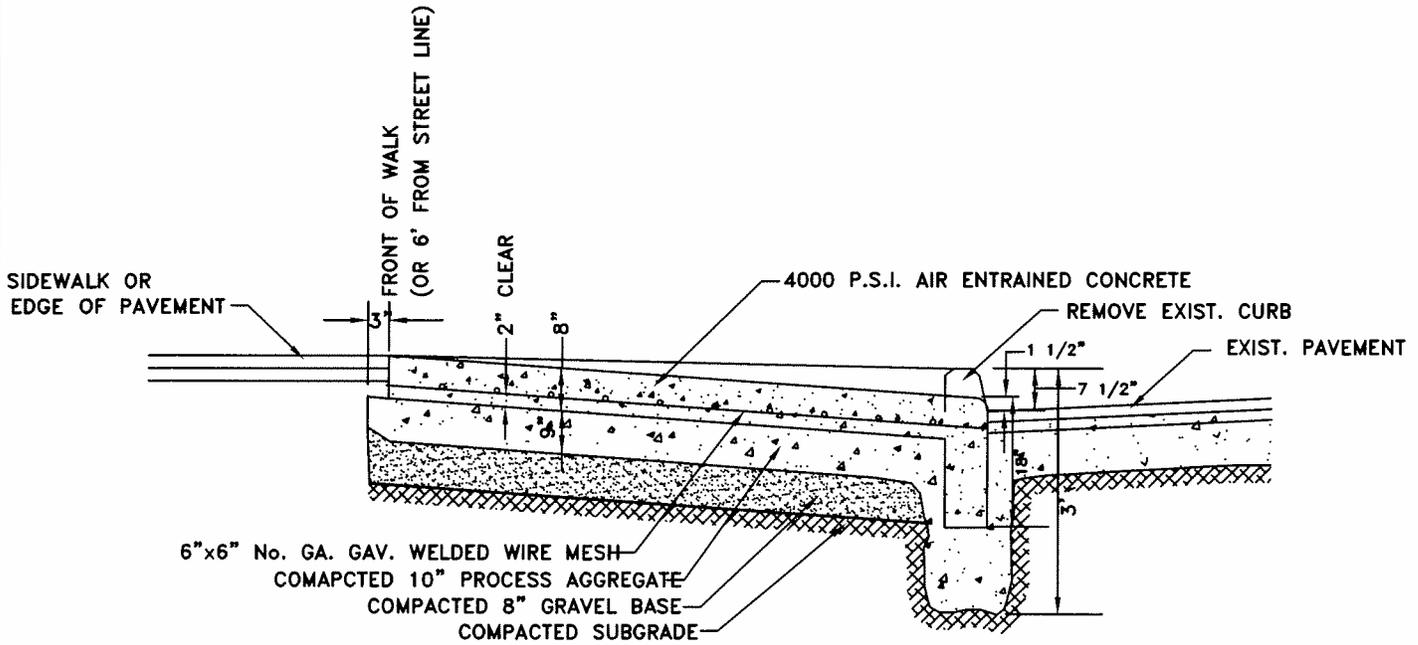
TOWN OF CROMWELL
DEPARTMENT OF
PUBLIC WORKS

PUBLIC & PRIVATE
ACCESS
DESIGN



B.C. DRIVEWAY APRON

N.T.S.



CONC. DRIVEWAY APRON

N.T.S.

No.	Date	Description
1	11/01	Concrete Strength
Revisions		

Scale: NTS
 Sheet: APRONS
 Drawn By: REN
 Checked By: JSM
 Date: 3/1/2001

TOWN OF CROMWELL
 DEPARTMENT OF
 PUBLIC WORKS

DRIVEWAY
 APRONS