

Updates approved by Council May 29, 2013, "items 9 & 10"

**THE TOWN COUNCIL OF THE TOWN OF GLOVERTOWN
POLICIES, STANDARDS AND REGULATIONS PERTAINING TO:**

**Construction of subdivisions and extensions to existing roads:
Installation of water and sewer mains (including fire hydrants and manholes) and
service lines in subdivisions and in road extensions.**

1. Road Right of ways are to be fifty feet (15.24 metres) wide unless a lesser width is approved by Council.
2. The full width of the road right of way shall be cleared and grubbed. The materials from this clearing and grubbing shall be disposed of at a location approved by Council.
3. Any unsuitable material in the road right of way subgrade after grubbing shall be removed and disposed of at a location approved by Council. Council or Council's engineers will determine what is unsuitable material. Material removed because it is unsuitable shall be replaced by pit run and /or rock fill approved by Council.
4. A turn-a-round of sufficient size to allow Council's snowclearing equipment and garbage truck to turn around shall be constructed at the end of roads. If roads are developed in a manner that it will be further extended in the future, a turn around must be provided at each ending point.
5. The roadway shall be ditched on both sides unless otherwise approved by Council.
6. A minimum of ten inches (254 mm) of pit run or rock fill shall be placed on the full width of the road right of way excluding the ditched areas. The pit run or rock fill is to be approved by Council before placement. Material to be 4 inches (100 mm) minus. In areas where subgrade must be raised more than 10 inches (254 mm) larger material may be approved by Council.
7. The pit run or rock fill shall be compacted to Council's satisfaction: **NOTE:** in some cases, the existing subgrade may be of a type where the full ten inches (254 mm) is not required. Council and/or its engineers will make the final decision on this matter.

8. Four inches (100 mm) of Class "A" road gravel shall be placed on top of the pit run or rock fill. The Class "A" shall meet the Dept. of Transportation and Works specifications and be compacted to Council's satisfaction.
9. Any new sub-division shall be paved to Town standard whether street is paved or not.
Definition of a sub-division:
3 houses or more developed by owner or sold to individuals for development.
10. If an individual is building a house at the end of a street, extensions must be paved to end of property boundary if paved street. If there are houses already existing and frontage not paved, new development would be Town standards for gravel.
11. Plan drawings for the road, including ditching, shall be submitted to Council. No work is to commence until the plans are approved by Council. The plans must be done by a professional Engineer unless Council agrees otherwise.
12. Water and sewer services (main lines, manholes, fire hydrants, service line, etc.) must be designed by a professional engineer and approved by the Dept. of Environment and Conservation, Water Resources Management Division. A copy of the approved plans must be submitted to Council before installation begins.
13. All Building lots in the subdivision and/or road extension limits are to be serviced to the property boundary prior to the placement of the pit run or rock fill. Water service laterals are to be Council approved PVC minimum 3/4 inch (19 mm). Copper is not to be used. Sewer service laterals are to be PVC SDR 35 minimum four inches (100 mm). Council must approve the lot sizes, frontage, depth, layout, etc.
14. All work performed within the confines of the road right of way will be supervised by Council's senior staff and/or Council's engineer.
15. All work shall be carried out as per the Government of Newfoundland and Labrador Municipal water, sewer and Road Specifications unless Council agrees otherwise.
16. The developer is totally responsible for all costs associated with the above and other cost related thereto.

17. All of the work mentioned above is subject to a one year warranty period.

The above Policy, Standards and Regulations are enacted under the authority granted to Council under the Municipalities Act, 1999 and the Town of Glovertown Land Use Zoning, Subdivision and Advertisement Regulations, 2010-2020.