

**Hartford Planning Commission
Fire Protection Policy
For Site Development Plan Approval and
Subdivision Approval**

Site Development Plan Approval

In reviewing applications for Site Development Plan Approval, the Planning Commission shall require the following standards for fire protection. The Department of Planning and Development Services staff will request and forward the Hartford Fire Chief's/Hartford Assistant Fire Chief's recommendations regarding the project with respect to the following standards for fire protection.

1. The width of travel lanes:

Any two-way private street* exceeding 50 feet in length must have a minimum of a 12' travel lane in each direction. Any one-way private street exceeding 50 feet in length must have a minimum of a 16' travel lane. In addition, 20' of vertical area above the one-way street must be kept clear of all obstructions including vegetation. (See exhibit A)

See Section 4-1.2.1 of the Zoning Regulations as outlined in Exhibit E.

2. Minimum Radius

Any private street exceeding 50 feet in length must be constructed with a minimum radius of 20' at the inside curb. (See Exhibit B)

See Section 4-1.2.1 of the Zoning Regulations as outlined in Exhibit E.

3. Drive-through capability:

When drive-through capabilities are not feasible, a cul-de-sac with a 50 foot turning radius will be required. Hammerheads may be permitted if topographical constraints prohibit construction of a drive-through or cul-de-sac. (See exhibit C)

See Section 4-1.2.1 and section 4-1.1.6 of the Zoning Regulations as outlined in Exhibit E.

4. Fire lanes:

A 35' wide fire lane within 30' of the building is required for two-family and multi-family dwellings and commercial developments. The length of the fire lane must be at least the length of the building. (See exhibit D)

See Section 4-1.2.1 and 4-1.1.6 of the Zoning Regulations as outlined in Exhibit E.

* Any street providing access to three or more lots.

5. Fire protection during construction:

- a. Fire department and emergency vehicle access to all structures under construction shall be provided at all times.
- b. The fire protection water supply system including fire hydrants, shall be installed and in service prior to placing combustible building materials for structure or fabricated building assemblies on the project site or utilizing them in the construction of building a structure.
- c. If phased construction is planned, coordinated installation of fire protection water systems may be permitted.

See Section 4-1.2.1 and Section 3-10.6 of the Zoning Regulations as outlined in Exhibit E.

Subdivision Approval

In reviewing applications for Subdivision Approval, the Planning Commission shall require the following standards for fire protection. The Department of Planning and Development Services staff will request and forward the Hartford Fire Chief's/Hartford Assistant Fire Chief's recommendations regarding the project with respect to the following standards for fire protection.

1. The grade of any proposed street:

The grade of any private street* may not exceed 12%; however, the maximum grade within 50 feet of an intersection shall be 4%.

See Section 5-4-2.2 and Section 5-4-4.9 of the Subdivision Regulations as outlined in exhibit E.

2. The width of travel lanes:

Any two-way private street exceeding 50 feet in length must have a minimum of a 12' travel lane in each direction.

Any one-way private street exceeding 50 feet in length must have a minimum of a 16' travel lane. In addition, 20' of vertical area above the one-way street must be kept clear of all obstructions including vegetation. (See exhibit A)

See Section 5-4-2.5 and Section 5-4-4.9 of the Subdivision Regulations as outlined in exhibit E.

3. Minimum Radius

Any private street exceeding 50 feet in length must be constructed with a minimum radius of 20' at the inside curb. Any public street must be constructed with a minimum radius of 35' at the inside curb. (See Exhibit B)

See Section 5-4.2.5 and Section 5-4-4.9 of the Subdivision Regulations as outlined in exhibit E.

* Any street providing access to three or more lots.

4. Drive-through capability:

When drive-through capabilities are not feasible, a cul-de-sac with a 50 foot turning radius will be required. Hammerheads may be permitted if topographical constraints prohibit construction of a drive-through or cul-de-sac. (See exhibit C)

See Section 5-4.2.5 and Section 5-4-4.9 of the Subdivision Regulations as outlined in exhibit E.

5. Fire hydrants:

Fire hydrants shall not be more than 500' apart for residential and commercial use. In areas where all the buildings are sprinkled, hydrants may be 1,000 feet apart.

Hydrants shall be located within 3' of the curb line on the edge of road. The base of the hydrant shall be at the same grade as the road.

The minimum flow rate shall be 1,000 gallons per minute for non-sprinkled residential developments or structures. For residential structures with sprinklers, the flow rate may be reduced to 500 gallons per minute.

For commercial developments and structures outside of the hydrant district an adequate and reliable water source shall be provided. The quantity of water shall be determined by using the formula in NFPA 1231, Water Supply for Suburban and Rural Fire fighting. The minimum quantity of water shall be 3,600 gallons. For commercial developments or structures outside of the hydrant district that are required to have or are equipped with sprinkler systems, the only water required is that which is necessary for the sprinkler system and all components meeting NFPA 13 standards.

Public water supplies and fire hydrants shall be extended to new residential and commercial developments whenever possible.

See Section 5-4-4.9 and Section 5-3-6.1 of the Subdivision Regulations as outlined in exhibit E.

6. Sprinkler Systems

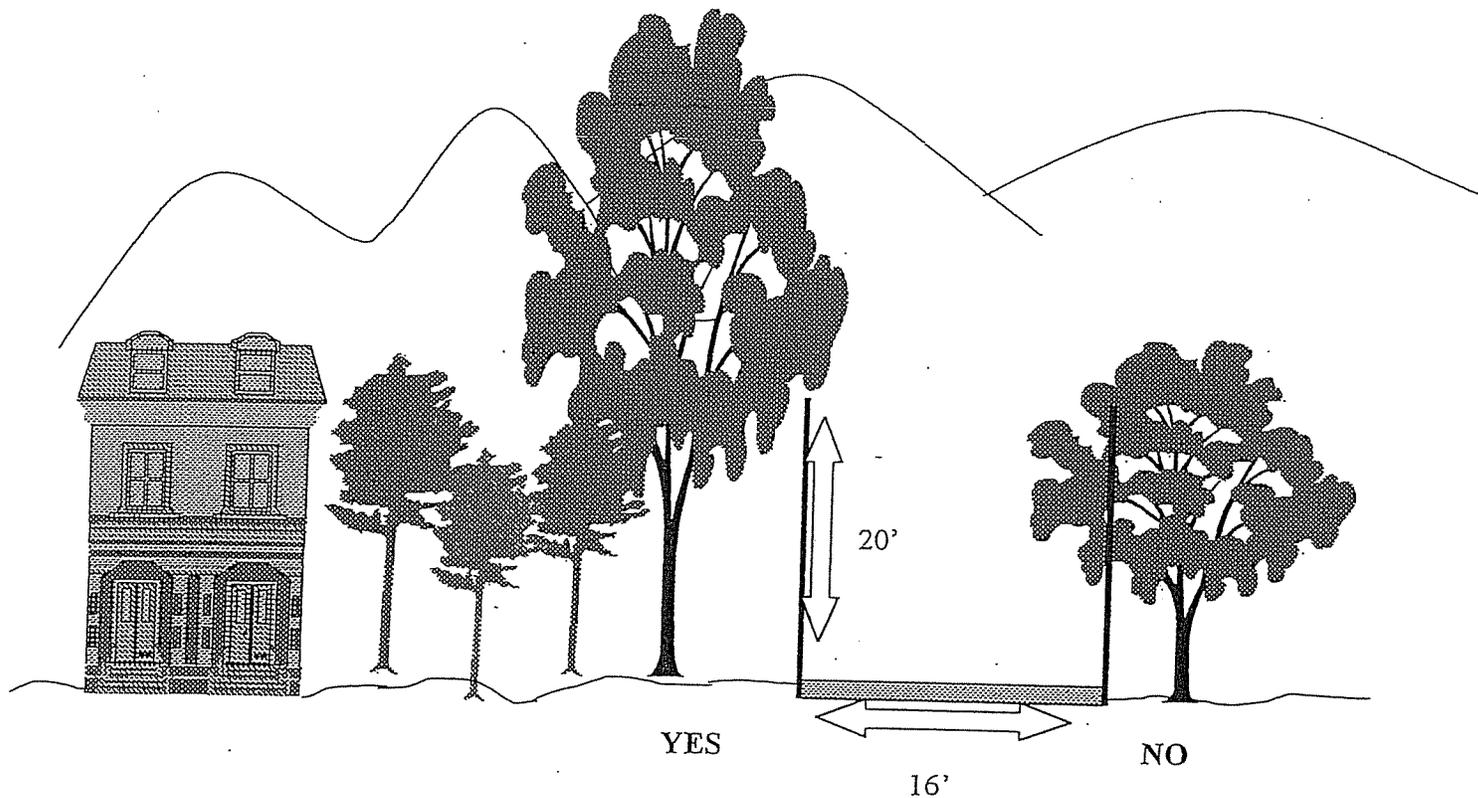
If the applicant requests a waiver from any requirement listed above, the structure(s) shall be equipped with built in fire protection sprinklers in accordance with the applicable NFPA standards.

See Section 5-4-4.9, Section 5-6-2 and Section 5-6-3 of the Subdivision Regulations as outlined in exhibit E.

Adopted this 26 day of NOV, 2001.


Hartford Planning Commission Chair

Exhibit A
Not To Scale



Any one-way private street exceeding 50 feet in length must have a minimum of a 16' travel lane. In addition, 20' of vertical area above the one-way street must be kept clear of all obstructions including vegetation.

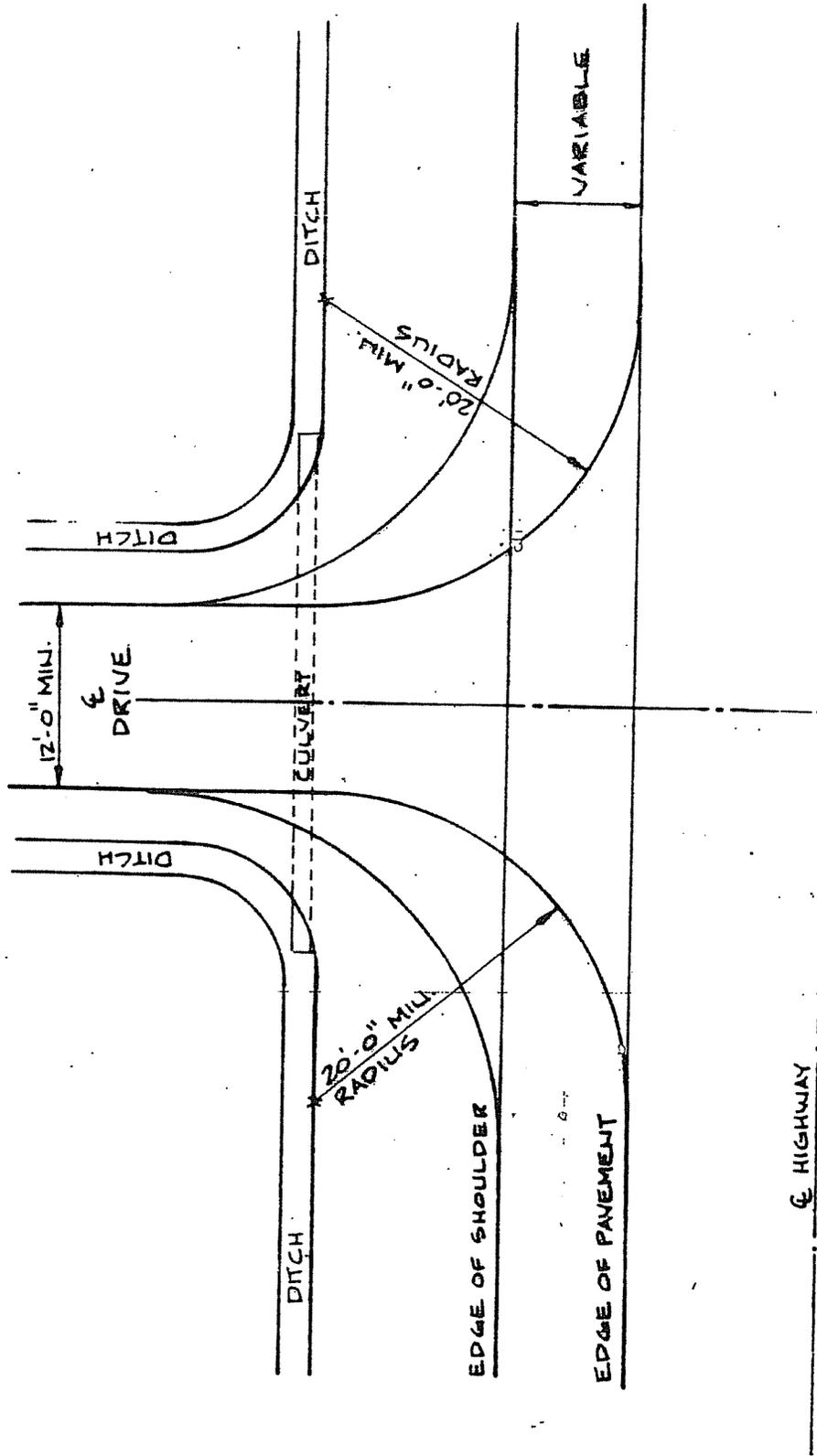


FIGURE NO. 4

IRKUNING 44-232 45337-13

Client No.	05-9000
Proj. Mgr.	H.J.H.
Date	9/89

TOWN OF HARTFORD
 TYPICAL PLAN OF DRIVE INTERSECTION
 HARTFORD B-4 VERMONT

DH Dufresne-Herr
 Precision Park
 No. Springfield,
 Vermont 05150

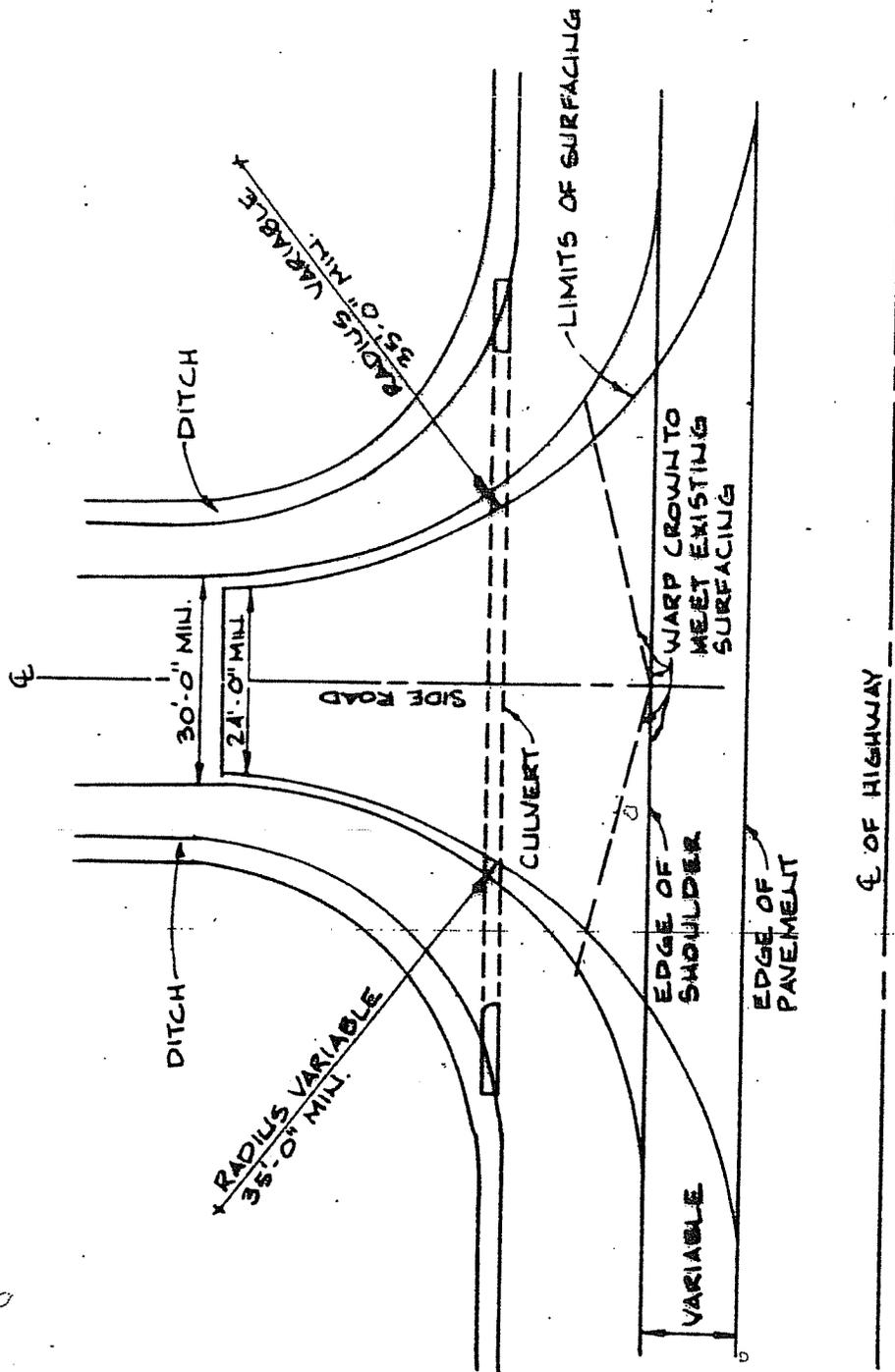


FIGURE NO. 2

Client No.	
Proj. Mgr.	H.J.H.
Date	9/89

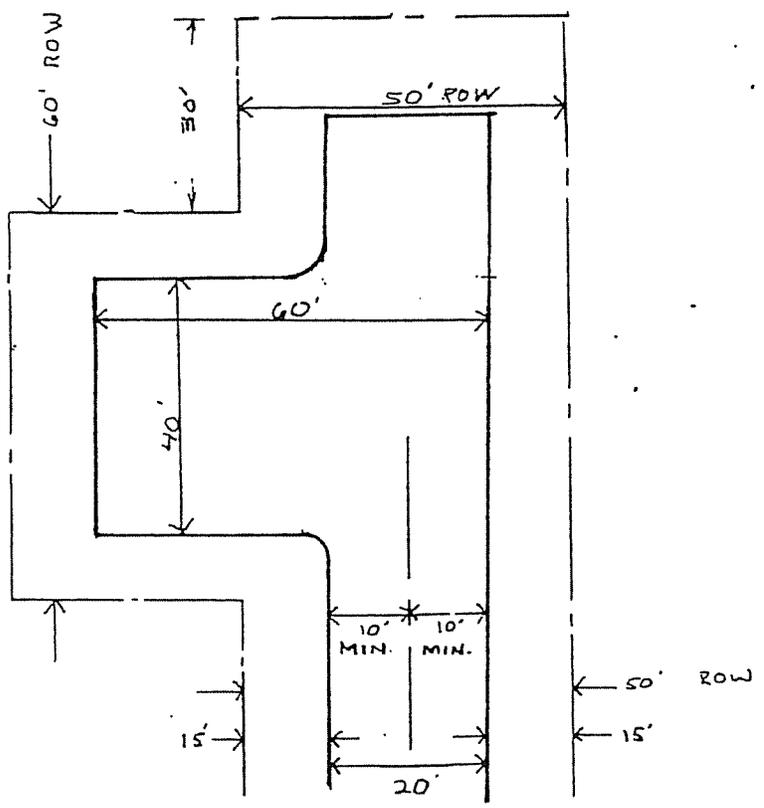
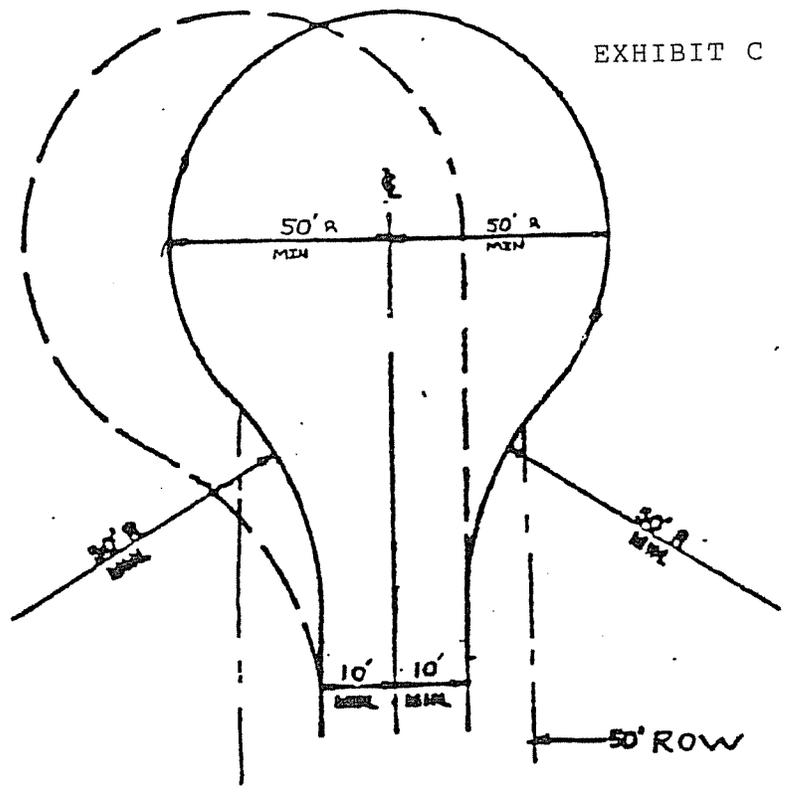
TOWN OF HARTFORD
 TYPICAL PLAN OF
 TOWN ROAD INTERSECTION
 HARTFORD B-2 VERMONT



Dufrane-Henry Inc.
 Precision Park
 No. Springfield,
 Vermont 05150

DURLING 44-232 45337 13

EXHIBIT C



PLANNING 44-232 37-13

FIGURE NO. 6

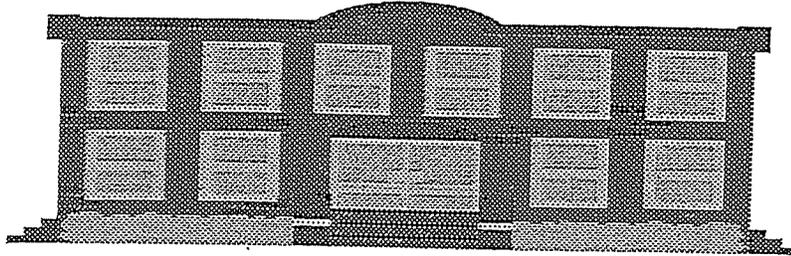
Client No.	05-9000
Proj. Mgr.	HJH
Date	9/89

TOWN OF HARTFORD
TYPICAL PLAN OF TURN-A-ROUND

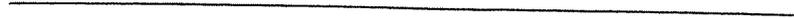
HARTFORD. B-6 VERMONT

DH Dufresne-Henry Inc.

Exhibit D
Not To Scale



30'



35'

Fire Lane



Exhibit E

Criteria for Site Development Plan Approval from the Hartford Zoning Regulations

Section 3-10.6 Fire, explosive, and similar safety hazards which would substantially increase the risk to an abutting property, or which would place an unreasonable burden on the fire department, shall be prohibited.

Section 4-1.1.6 allows the Planning Commission to require a plan for emergency vehicle access.

Section 4-1.2.1: Maximum safety of traffic circulation between the site and the street network and integration with the overall traffic pattern, including provisions for auxiliary roadways connecting with adjacent properties where appropriate. Included in this evaluation shall be the location, number and width of access points, curve radii at access points, acceleration or deceleration lanes on adjacent public streets, sight distances, lighting, location of sidewalks and other walkways, and the overall relationship of the proposed development with existing traffic conditions in the area. All modes of transportation shall be taken into account, including pedestrian, bicycle, handicapped, delivery and emergency vehicles and public transportation.

Criteria for Subdivision Approval from the Hartford Subdivision Regulations

Section 5-3-6.1 Fire hydrants are part of the required improvement list for major subdivisions and section 5-3-2 authorizes the Planning Commission to require compliance with section 5-3-6.1 when it deems it is necessary for the protection of public health, safety and welfare.

Section 5-4-2.2 Streets shall be logically located related to the topography so as to produce usable lots, reasonable grades and safe intersections in appropriate relation to the proposed use of the land to be served by such streets.

Section 5-4-2.5 All new streets shall comply with the Town Highway Ordinance, which is in effect at the time of construction. The Town Highway ordinance requires that private streets have an inside radius of 20' and that public streets have an inside radius of 35'.

Section 5-4-4.9 Adequate fire protection facilities within the subdivision shall be provided by the developer to the satisfaction of fire chief...

Section 5-6-2 Where the Commission finds that, due to special circumstances of a particular plat, the provision of certain required improvements is not requisite in the interest of public health, safety, and general welfare, or is inappropriate because of inadequacy or lack of connecting facilities adjacent or in proximity to the proposed subdivision, it may waive such requirements, subject to appropriate conditions.

Section 5-6-3 In granting variances, waivers, and modifications, the Commission shall require such conditions which will, in its judgement, secure substantially the objectives of the requirements so varied or modified.

