
SUBDIVISION REGULATIONS



CITY OF STAMFORD
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with amendments through August 23, 2010

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**CITY OF STAMFORD
PLANNING BOARD**

REGULATIONS GOVERNING THE SUBDIVISION OF LAND
ADOPTED JULY 12, 1988
with amendments through August 23, 2010

SECTION I.- AUTHORITY

Under the authority of Chapter 52 of the Stamford Charter, the Planning Board has adopted the following regulations and procedures governing the subdivision of land within the corporate limits of the City of Stamford.

SECTION II. - DEFINITIONS

For the purpose of these regulations certain words used herein are defined as follows:

- 2.1 **BOARD**
means the Planning Board of the City of Stamford.
- 2.2 **COASTAL BOUNDARY**
means the boundary established pursuant to the provision of the Coastal Management Act depicted on the Master Plan.
- 2.3 **EASEMENT**
means an instrument recorded in the Town Clerk's office, of the City of Stamford, to permit the use of land by someone other than the owner thereof for specified uses such as drainage, power lines, driveways, and like uses; or to regulate use of land such as for conservation or sight line maintenance purposes.
- 2.4 **FINAL PLAN**
means the final map on which the subdivider's plan of subdivision is presented to the Planning Board for approval and which, if approved, will be submitted to the Town and City Clerk for recording in the Stamford Land Records.
- 2.5 **LOT**
means a parcel or portion of land separated from other parcels or portions by description as a subdivision or record survey map, by metes and bounds for purpose of sale, lease, or transfer.
- 2.6 **LOT, ACCESSWAY**
means a lot served by an accessway to a street, and having less than the full frontage required for a normal lot.
- 2.7 **MASTER PLAN**
means those comprehensive plans for community development prepared by the Planning Board, pursuant to Section 520 and 522 of the Stamford Charter.
- 2.8 **OFFICIAL MAP**
means the map established by Section 520 of the Stamford Charter showing the streets, highways and parks theretofore laid out, adopted and established by law, and any amendments thereto by the City legislative body or additions thereto resulting from the approval of subdivision plans by the Planning Board and subsequent filing of such approved plans in the Stamford Land Records.
- 2.9 **PASSIVE SOLAR ENERGY TECHNIQUES**
means subdivision and site design techniques which maximize solar heat gain, minimize heat loss and enable thermal storage within buildings during the heating season, and minimize heat gain and provide for natural ventilation during the cooling season.
- 2.10 **PERFORMANCE BOND**
means bonds issued by a certified insurance agent from a company authorized to do business in the State of Connecticut, and in a form and substance approved by Corporation Counsel.

2.11 PRELIMINARY PLAN

means the preliminary maps indicating the proposed layout of the subdivision to be submitted to the Planning Board for its consideration.

2.12 PRIVATE COMMON USE IMPROVEMENTS

means privately owned improvements used by more than one dwelling or lot in a subdivision. Such improvements may include but are not limited to private streets, drainage facilities, recreational facilities, or wastewater disposal systems.

2.13 SUBDIVIDER

means any individual owner, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity commencing proceedings under these regulations having a proprietary interest in the subject land to be subdivided.

2.14 SUBDIVISION

means the division of a lot, parcel or tract of land into two or more lots or other division of land for the purpose, whether immediate or future, of building development, and shall include re-subdivision and minor modification of the dimensions of two existing lots where no additional building lots are actually created, but which would result in a greater intensity of development than previously existed on either parcel.

2.15 SOIL EROSION AND SEDIMENT CONTROL PLAN

means a scheme that minimizes soil erosion and sedimentation resulting from development and includes, but is not limited to, a map and narrative describing the materials to be employed and their location.

SECTION III - ADMINISTRATIVE PROCEDURE

Whenever any subdivision of land is proposed to be made, the subdivider shall file an application with the Board for approval of such subdivision. The application shall conform to the procedure and specifications of these regulations. Printed application forms may be secured from the Planning Board Office. (A sample form is exhibited as an appendix-to this document.)

3.1 PRE-APPLICATION REVIEW

It is recommended that the subdivider consult with the Planning & Zoning Director, the City Engineer, Traffic Director, Director of Environmental Health, and the Executive Director of the Environmental Protection Board, while the plan is in tentative sketch form and before a subdivision application is filed to ascertain the location and extent of existing or proposed City streets, parks, and other public lands shown on the Official Map and the Master Plan; other planned or existing projects that might affect the proposed subdivision; and wetlands and watercourses that could affect the proposed property development.

3.2 FILING REQUIREMENTS

The completed application form shall be accompanied by:

- (a) A filing fee, payable to the City of Stamford, as required in Section 3.3
- (b) Twelve (12) copies of the preliminary subdivision plan meeting all requirements of Section 7.1 of these regulations.

In light of state statute requirements for timely action by the Planning Board in these matters, the staff is instructed to refuse any subdivision application that does not conform to the above requirements and the Zoning Regulations of the City of Stamford. The Board or its designee shall certify said application as complete.

3.3 FILING FEES

A filing fee of \$25.00 for each lot shown on the subdivision map shall accompany the application. The Board may waive a portion of the application fee in the case of lots dedicated to open space in perpetuity but in no case shall the application fee be less than \$50.00.

3.4 REFERRAL TO OTHERS

Applications for subdivision shall be referred to the Environmental Protection Department; Health Department (in cases where the proposed lots are not to be serviced by public sewers and/or public water); and other departments and agencies as may be deemed appropriate. It is the responsibility of the applicant to cooperate fully with the above-cited agencies so that reports may be received in a timely way.

Where the proposed subdivision involves activities regulated by the Environmental Protection Board, the applicant shall simultaneously file with the Environmental Protection Board.

Wherever the proposed subdivision abuts or includes land in an adjoining Connecticut municipality, the Planning Board shall refer the subdivision application to the Southwest Regional Planning Agency.

Where the proposed subdivision lies within five hundred (500) feet of an adjoining municipality, the Planning Board shall notify the clerk of the adjoining municipality of the pendency of the application.

3.5 FIELD INSPECTION

In order to facilitate field inspections by Board and staff members prior to the public hearing, front lot corners shall be flagged, the center line of proposed new streets/driveways entrances shall be marked on the existing roadway pavement and the center line of new streets shall be staked at fifty (50) foot intervals.

3.6 FORMAL CONSIDERATION

3.6.1 APPLICATIONS REQUIRING PUBLIC HEARING

All subdivision plans in which a new street is proposed and/or which include three (3) or more lots, shall require a public hearing. Said public hearing shall be conducted not less than thirty-five (35) days following acceptance of an application certified as complete.

The Board shall hold a public hearing thereon after due legal notice which shall be published in a newspaper of substantial circulation in the municipality twice, the first not more than fifteen (15) days nor less than ten (10) days and the last not less than two (2) days prior to the date of such hearing, and shall notify the applicant of the hearing date by certified mail fourteen (14) days prior to the date assigned for the hearing. It shall be the responsibility of the applicant to promptly notify, by mail, all owners of property within one hundred (100) feet of the property to be subdivided in all zoning districts except RA-1, RA-2 and RA-3. In the case of land located in the RA-1 district all property owners within three-hundred feet (300) shall be notified and in the case of the RA-2 and RA-3 districts all property owners within five-hundred (500) feet shall be notified. Said notification shall contain, as a minimum, the location of the property to be subdivided; time, date and place of public hearing; and availability of file for public perusal at the Planning Board office. Notification shall be mailed, not less than seven (7) days in advance of said hearing and the certificate of mailing shall be presented to the Board as the first order of business at the public hearing. Failure to comply with this requirement shall be cause for the hearing to be postponed. Owners of record shall be determined from the current records of the office of the Assessor. At the hearing the subdivider or his agent and all other parties whose interest may be affected by the proposed subdivision shall be heard.

All information necessary to conduct a full discussion on the application, including referral reports from pertinent city departments, shall be a part of the record and be posted at the Public Hearing. If such required information is not available in time for the Public Hearing, said Hearing will either be postponed or continued to a later date, at the discretion of the Board.

3.6.2 APPLICATIONS NOT REQUIRING PUBLIC HEARING

Section 525 of the Stamford Charter provides "that in the case of a proposed subdivision of land into not more than two lots not involving a new street, a public

hearing need not be held." Where a public hearing is not required a subdivision application certified as complete, may be placed on the agenda of the Board for consideration not less than fourteen (14) days after receipt. Legal notice of the application filing shall be published in a newspaper of general circulation in the municipality not less than seven (7) days prior to the matter being placed on the Board's agenda. It shall be the responsibility of the applicant to promptly notify, by mail, all owners of property within one hundred (100) feet of the property to be subdivided in all zoning districts except RA-1, RA-2 and RA-3 that the application has been filed with the Board. In the case of land located in the RA-1 district all property owners within three-hundred feet (300) shall be notified and in the case of the RA-2 and RA-3 districts all property owners within five-hundred (500) feet shall be notified. Notification shall occur not less than seven (7) days in advance of the matter being placed on the Board's agenda. Said notification shall contain, as a minimum, the location of the property to be subdivided and the availability of the file for public perusal at the Planning Board office. Owners of record shall be determined from the current records of the office of the Assessor. Certificate of mailing shall be filed with the Board before the application can be assigned to an agenda.

3.6.3 REVIEW PROCESS

The Board shall consider the layout of the proposed subdivision with due regard to the topography, environment and ecology, flooding conditions, traffic, parking and safety requirements, the purpose and intent of zoning regulations, the official map and the Master Plan, and shall take into consideration the general health, safety and welfare of both the existing residents of the neighborhood, and future residents of the proposed subdivision.

3.7 PLANNING BOARD ACTION

Within sixty-five (65) days from the date of certified submission of the application, the Board shall approve, modify and approve, or disapprove the subdivision application. The sixty-five (65) day period for action may be extended for an additional period of sixty-five (65) days with the written consent of the subdivider. The above time periods shall be suspended in the event that the Environmental Protection Board has not rendered a final report as set forth in PA 87-533. A Certificate attesting to the Board's decision shall be filed with the Town Clerk. Said Certificate shall include:

- (a) Specific modifications, if any, which are required in the subdivision plan;
- (b) The nature and extent of required physical improvements, if any;
- (c) Conditions deemed necessary to mitigate development impacts, if any; and
- (d) In the case of disapproval, the reasons for said disapproval.

The Board shall not be required to consider any application for the same or substantially same subdivision of property for a period of one year after a disapproval by the Board.

Notice of the Board's action shall be sent by certified mail to the applicant or applicant's agent, and notice of the decision shall be published once in a newspaper having substantial circulation in the municipality within fifteen (15) days of the decision.

3.7.1 APPROVAL

Approval of the subdivider's plan by the Board shall be considered "final." However, the subdivision map for filing in the Stamford Land Records will not be signed by the Chairman or Secretary of the Board until conditions imposed have been met.

Where the tract is to be developed by sections, an overall street and drainage design shall be submitted for prerequisite approval by the City Engineer after approval by the Planning Board but prior to the filing of the final map. When such overall plan has been approved, the design of each subsequent section shall conform thereto.

3.7.2 SUBMISSION OF FINAL PLAN

The subdivider, after notification by the Board with respect to approval of the subdivision plan and the modifications, if any, to be made therein, shall within ninety (90) days thereafter, file the final subdivision map with the the Board, or in the case of new roads and drainage facilities:

(a) Construction Plans: The subdivider shall file with the Planning Board, construction plans and bond estimate within ninety (90) days of the date of the Board's approval of a subdivision plan, which plans shall be transmitted to the City Engineer for the purpose of reviewing and approving the plans and the amount of performance bond necessary to guarantee all required road, drainage and related improvements in the proposed development. Where appropriate, the Engineering Department shall refer the plans and bond estimate to the suitable department, such as the Environmental Protection Board, Parks Department or Traffic Department for review and approval. Engineering and construction plans not filed within said ninety (90) days shall be subject to any amendments in these regulations or construction specifications adopted after the expiration of said 90-day period, and shall not be transmitted to the City Engineer without prior authorization by the Board.

(b) Performance Bond: The subdivider shall file a performance bond with the Planing Board within ninety (90) days of the date of the Planning & Zoning Director's notification to the developer of the performance bond estimate. If said performance bond is not filed within ninety (90) days, no final plan shall be given approval by the Planning Board until a new estimate or certification as to sufficiency of prior estimate is obtained from the City Engineer and a performance bond is filed in accordance therewith, which up dated estimate shall also be subject to any amendments to regulations or construction specifications adopted after the expiration of said 90-day period. Said performance bond is to be issued by an accredited surety company licensed to do business in the State of Connecticut or in a form prescribed by Corporation Counsel. Said bond shall guarantee all the highway, storm and sanitary sewer or other improvements required by the City Engineer or any other body authorized by law to act, unless specifically waived by the Board, pursuant to Section 8.2 herein. The time period for any such bond shall not exceed one year, except that on showing of good cause by the subdivider and a determination that the public would not be adversely affected, the Board may extend the bond period. Pursuant to the City of Stamford Code of Ordinances Section 214.34, no street can be accepted as a public highway which has been completed within the period November 1st to April 1st. Accordingly, no performance bond will be acceptable having a date of termination for the period of performance falling between November 1st and April 1st.

An applicant may request in writing that the Board authorize a reduction in the amount of the bond. Such request shall itemize the extent of required improvements already completed, and the amount of bond reduction requested. Upon certification by the City Engineer as to the estimated costs of improvements remaining to be completed, the Board may, if it determines that sufficient required improvements have been installed to warrant such action, reduce the amount of the bond by the appropriate amount.

In the case of street(s) to be dedicated to the city, the performance bond shall be released upon acceptance of the street(s) by the Board of Representatives and the filing of a maintenance bond. In the case of private street(s) and/or other improvements, the performance bond shall be released upon certification by the City Engineer that the improvements have been constructed satisfactorily to the specifications set forth in the approved plans.

(c) Construction in Lieu of Performance Bond: It shall be the subdivider's option to proceed with road, drainage and related improvements, and not file a performance bond. In such case, however, written authorization to proceed must be forwarded to the subdivider by the City Engineer, with a copy to the Board. No final map shall be signed for filing in the Stamford Land Records without written certification by the City Engineer as to the satisfactory completion of the required improvements.

(d) Maintenance Bond: Upon acceptance of the new street(s) as public street(s) by the Board of Representatives, the subdivider shall file a maintenance bond (Street and Subdivision Workmanship Guarantee Bond) with the Planning Board. The maintenance bond shall guarantee the condition of the improvements for a two (2) year period and shall have a value equal to fifteen (15%) percent of the original performance bond. Said maintenance bond shall be issued by an accredited surety company or in a form prescribed by Corporation Counsel. After the two (2) year maintenance period, the maintenance bond shall be released upon certification by the City Engineer that the improvements are in good and serviceable condition.

3.7.3 FILING OF RECORD PLAN

Upon compliance with the requirements of Section 3.7.1 and 3.7.2, the Chairman of the Board or Secretary shall be authorized by the Board to affix his signature to the final record plan and thereafter, the subdivider shall file said final plan with the Town Clerk in accordance with State Statutes; otherwise such approval shall expire. The subdivider shall notify the Board, in writing, as to the map number assigned by the Town Clerk.

3.8 RECONSIDERATION OF APPROVAL CONDITIONS

The subdivider may request the Board to reconsider any condition of approval rendered by the Board. Such requests shall be in writing and include the reasons for the request. At the Board's discretion, a public hearing may be conducted, with due notice, prior to consideration of the request. Reconsideration of approval conditions shall only be granted by a three quarters majority of the Board, which shall state upon its record the reason for amending any condition of approval.

3.9 EXPIRATION OF APPROVAL

Failure to complete all physical improvements required by the approved subdivision plan within five (5) years after approval by the Board may result in expiration of the approval of the subdivision unless the time period is further extended by the Board.

SECTION IV.- POLICIES

4.1 GENERAL

No land shall be subdivided for residential use which is held by the Board to be unsuitable for such use by reason of flooding or bad drainage, adverse geologic formation, traffic safety or any other feature likely to be harmful to the health, safety, and welfare of the adjacent residents or future residents of the proposed subdivision.

To the extent feasible, existing natural features which are of ecological value to the City, such as wetlands, water courses, water bodies, rock formations, stands of trees, views and vistas, and similar irreplaceable assets, shall be preserved.

4.2 OPEN SPACE PRESERVATION

Every subdivision and resubdivision created after the effective date of this section and which encompasses land in area equal to or greater than three (3) times the minimum lot size of the Zone(s) in which located shall be required to contribute to the open space needs of the community and open space objectives of the Master Plan. Such contribution shall be in the form of: (a) conveyance of land not to exceed ten percent (10%) of the aggregate area of the subdivision tract, which dedicated area shall be in addition to all other land required by the Zoning Regulations and the Subdivision Regulations to meet minimum lot, street, accessway, or other development requirements, or (b) delineation of "Open Space Preserve" which area shall be maintained in a natural state or in a substantially natural state as the Board may stipulate, but which shall not be excluded from the lot area required by the Zoning Regulations or Subdivision Regulations. The form of open space contribution shall be at the discretion of the Board.

Required open space land shall be in a location and of a character approved by the Board; may be required to have frontage or a pedestrian access easement determined adequate by the Board; and shall be fully delineated on the subdivision plan. In the case of a requirement for conveyance to the City of Stamford, a proper deed shall be approved by the Corporation Counsel prior to the approval of the subdivision. The filing of the deed and the record plan in the Stamford Land Records shall be simultaneous. Said open space lands may also be conveyed to an entity such as the Stamford Land Conservation Trust, a homeowner's association or such other entity as the Board may direct. Use of the open space land shall be limited to conservation, scenic, buffer or other passive uses as determined appropriate by the Board, upon recommendation of the Environmental Protection Board Staff. To further the above objectives, the Board may also require the filing of a conservation easement on the land records to protect and preserve for perpetuity those areas critical to the ecology of the area. The ownership and maintenance responsibility for the open space parcel or parcels shall be indicated on both the preliminary and final subdivision maps and shall be subject to approval by the Board.

4.3 ENERGY CONSERVATION

In designing the subdivision the applicant shall demonstrate to the Board that the following passive solar energy techniques have been utilized:

(a) The street and lot layout shall, as far as practical, provide orientation to facilitate the development of properly oriented passive solar buildings.

(b) The proposed principal buildings can be located and oriented wherever practical so that the longest axis, of the building runs east to west with a maximum possible deviation of 30 degrees north or south of due east.

c) Proposed buildings can be located to maximize solar access on the south wall of buildings and avoid obstructions by the other buildings, non-deciduous vegetation and topographic features, wherever practical.

d) Landscaping, both existing and proposed, shall wherever possible, employ deciduous trees for summer shading and non-deciduous trees for winter windbreaks.

4.4 SOIL & EROSION CONTROL

Every subdivision and resubdivision created after the effective date of this section shall include a soil erosion and sediment control plan in accordance with the standards set forth in the Connecticut Guidelines for Soil Erosion and Sediment Control (1985), as amended. Said plans are subject to review and approval by the City Engineer.

The estimated costs of measures required to control soil erosion and sedimentation, as specified in the approved plans, may, at the discretion of the Board, be covered in a performance bond or other assurance acceptable to the Corporation Counsel.

Site development shall not begin until the soil erosion and sedimentation control plan is approved by the City Engineer and those control elements scheduled for installation prior to site development are in place and functional.

Inspections shall be made by the City Engineer during development to ensure compliance with the approved soil and erosion plan and that control measures are properly performed, installed and maintained.

4.5 STREET NAMES

Proposed street names shall be subject to Board approval and shall not duplicate or closely approximate, phonetically, the name of any other existing street in the City. To the extent possible, names should be selected that give an identity to the area, or have historic significance.

4.6 ACCESSWAY LOTS

Accessway lots shall only be permitted in the RA-3, RA-2, RA-1 and R-20 zones.

4.7 OWNERSHIP & MAINTENANCE OF COMMON USE FACILITIES

No private common use improvement shall be permitted unless the owner or owners of all properties to be served thereby are or will be made parties to, and their properties made subject to, an effective recorded agreement in a form satisfactory to the Corporation Counsel for the continuous maintenance, operation, management and eventual replacement of such improvements. The agreement shall provide that upon failure to comply with the provisions of the agreement, the City shall take all necessary

action to assure compliance and assess against the property owner(s) in default all costs incurred by the City for such purposes.

4.8 ABUTTING STREETS, WIDENING OR REALIGNMENT

Proposed subdivisions abutting an existing street, which is deficient in right-of-way width, shall provide for proper widening of the right-of-way of such street, by-dedication or easement to the City, in accordance with the standards of Section 5.13 and in a form satisfactory to Corporation Counsel. Such areas shall be marked on the final map, "Reserved for Future Road Widening Purposes."

Provision, including actual construction, shall also be made for improvements in the travelled way of an abutting street as to width, grade, alignment, base, drainage & pavement as, in the opinion of the Board, may be made necessary by the creation of the subdivision.

4.9 UTILITY AND DRAINAGE EASEMENTS

Where required by the City Engineer, easements for utilities and drainage facilities shall be indicated on the final plan together with the necessary recorded documents in a form satisfactory to Corporation Counsel.

4.10 IN-GROUND FUEL TANKS

Any in-ground fuel tanks shall be of non-corroding fiberglass or coated and cathodically protected steel construction.

SECTION V - DESIGN STANDARDS

5.1 STREETS

The status of proposed streets, public or private, shall be determined by the Planning Board. (see Code of ordinances, Section 214-32 through 214-39).

5.1.1 STREET LAYOUT

Streets shall be of sufficient width, suitably located and adequately constructed to accommodate prospective traffic, and to afford access of emergency and fire-fighting equipment, and shall be coordinated so as to comprise a convenient and integrated street system. The arrangement of streets in a subdivision should provide in general for the continuation of the principal streets existing in adjoining subdivisions, or of their proper projection to adjoining vacant property except where, in the opinion of the Board, topographical or other conditions make such continuance or conformity impracticable.

5.1.2 STREET CLASSIFICATION

Street classification shall be based on the streets purpose or use as determined by the Planning Board after considering the location of the proposed street and the intensity and nature of the uses to be served by the proposed street both within and outside the proposed subdivision plus any anticipated traffic resulting from interconnection with other streets.

5.1.3 RIGHT-OF-WAY

Streets shall have a right-of-way width at least as great as that of such existing streets, and shall be based on the classification below, but in no case less than 50 feet. (This requirement shall not be waived.)

Arterial Streets - Arterial streets, unless otherwise indicated on the Master Plan shall have a right-of-way at least eighty (80) feet wide.

Secondary and Minor Streets - Secondary and minor streets, unless otherwise indicated on the Master Plan shall have a right-of-way at least fifty (50) feet wide.

5.1.4 PAVEMENT WIDTH

Pavement width shall be as follows:

Arterial Streets - Not less than thirty-six (36) feet exclusive of curbs and may be wider upon recommendation of the Director of Traffic and Parking.

Secondary and Minor Streets - Not less than twenty-six (26) feet exclusive of curbs; or in case of RA-3, RA-2 and RA-1 (large lot) Residential Districts; twenty-four (24) feet exclusive of curbs.

Dead-end or loop streets - Serving not more than twenty (20) dwellings and where parking is prohibited on one side, applicable only to RA-3, RA-2 and RA-1 (large lot) Residential Districts. Not less than twenty (20) feet, exclusive of curbs, except where length or topography would necessitate greater width.

Residential Service Drives (Common Driveway) - Serving not more than four (4) dwellings and where parking is prohibited; eighteen (18) feet, or as recommended by the Fire Department having jurisdiction.

5.1.5 **STREET GRADES**

Street grades shall be as follows:

Arterial Streets: Maximum seven percent (7%)

All other streets: Maximum nine percent (9%)

Residential Service Drives: Maximum ten percent (10%).

Minimum grade of vertical curve tangent at edge of pavement or gutter shall be not less than two percent (2%).

5.1.6 **INTERSECTIONS**

Proposed streets shall intersect as nearly at right angles as topography and other limiting factors permit. At intersections, property line and/or right-of-way corners shall be rounded by an arc, the minimum radius of which shall be preferably twenty (20) feet but in no case less than ten (10) feet, and shall be increased upon the recommendation of the City Engineer or Director of Traffic and Parking when the angle of intersection is more than 120 degrees or less than 60 degrees. At intersections, the street pavement and curb shall be concentric to the property line or right-of-way line.

5.1.7 **SIGHT DISTANCE**

Minimal sight distance, measured from an elevation of 3.5 feet above the road and in accordance with the procedures set forth in the Policy on Geometric Design of Highways and Streets (1984), AASHTO , shall be as follows:

Major Arterial Streets: 300 FEET

All Other Streets: 200 FEET

5.2 **BLOCK & LOT LAYOUT**

The layout of blocks and lots shall be such that there will be no foreseeable difficulty, for reasons of topography or other conditions, in securing building permits in compliance with the Zoning Regulations and applicable State Health and Environmental Codes.

5.2.1 **BLOCK LENGTH**

The length of blocks shall not exceed 1,000 feet, except in RA-1, RA-2, & RA-3 (large lot) Residential Districts where justification for variation from such requirements may exist. In business districts, the block sizes shall be such that parking areas and business

service drives may be provided for public convenience and it shall be indicated how off-street parking is to be situated.

5.2.2 BLOCK WIDTH

The width of blocks shall be such as to allow two tiers of lots. Lots with double (front and back) highway frontage are to be avoided.

5.2.3 LOT SIZE

Where potable water is to be provided by means of individual wells and separate septic disposal systems are to be provided, the minimum lot area shall be not less than 40,000 square feet of land uncovered by water, exclusive of accessway, or larger when in the opinion of the Director of Health such larger area is necessary to protect public health.

Where potable water is to be provided by a public water supply but separate septic disposal systems are to be provided, the minimum lot area shall be not less than 20,000 square feet of land uncovered by water, exclusive of accessway, or larger when in the opinion of the Director of Health such larger area is necessary to protect public health.

5.2.4 CORNER LOTS

Corner lots shall have such extra width as the Board may require to assure attainment of required front and side yards.

5.2.5 LOT LINES

So far as is practicable, side lot lines shall be at right angles to straight street lines or radial to curved street lines. Proposed lots which result in a width that would require the house to be constructed perpendicular to the street where existing homes are predominately situated parallel to the street are to be discouraged. (SD-TC-01)

5.2.6 VEHICULAR ACCESS TO LOTS

Each building lot shall be served by a driveway connecting said lot with a street for the purpose of vehicular access to required off-street parking space. Where the provision of individual driveways serving abutting accessways and/or adjacent interior lots would result in the appearance of a multiplicity of driveways, compromise traffic safety, or adversely impact the preservation of significant natural features enumerated in Section 4.1 or the attainment of open space preservation goals expressed in Section 4.2 of these Regulations, the Board may approve a plan for common driveways or a plan for vehicle access via easement over one or more abutting lots. The applicant's intent to provide vehicular access from a lot to a street via easement or common driveway over one or more abutting lots shall be subject to review and approval by the Board. "Easement for Driveway Purposes" shall be described and shown with metes and bounds on the Final Plan. No more than four (4) lots may be served by a common driveway. Common driveways shall not be excessive in length and shall conform to the requirements of public safety and convenience; and shall be built to the satisfaction of the Building Official, Fire Marshall and Zoning Enforcement Officer as a prerequisite to issuance of Certificates of Occupancy.

5.3 TURNAROUNDS

5.3.1 PERMANENT TURNAROUNDS

Proposed streets shall be extended to the boundary lines of the tract to be subdivided, unless prevented by topography or other physical conditions or where the Board deems such extension would serve no useful purpose. Dead-end streets not to exceed 2,000 feet in length will be approved when necessitated by topography, or some extraordinary conditions in RA-3, RA-2 and RA-1 (large lot) Residence Districts. In all other districts, a maximum permissible dead-end street shall not exceed one thousand (1,000) feet. All dead end streets shall terminate in a circular turnaround having a minimum right-of-way of ninety (90) feet diameter and pavement diameter of seventy (70) feet. Where center islands are proposed the right-of-way and paved circle shall increase by ten (10) feet.

5.3.2 TEMPORARY TURNAROUNDS

Street rights-of-way extended to property boundaries where future extensions are to be anticipated shall culminate in a temporary turnaround of the same standards as permanent turnarounds outlined above except that center islands shall be prohibited. Any developer connecting to or extending highways from an existing temporary turnaround shall be responsible for the removal of segmental pavement areas, together with the grading, seeding and planting in the former turnaround area outside the new curb lines, as well as the construction or reconstruction of road pavement and driveways and the installation of new curbing.

The following note will be required on all record maps whereon temporary turnarounds are indicated: "Segmental areas of temporary turnaround shall be subject to easements permitting any developer of abutting land to enter upon the lots affected for the required removal of pavement in segmental areas, together with the grading, seeding, and planting in the turnaround areas outside new curb lines, and replacement or extension of existing driveways to meet new curb lines, as well as the construction or reconstruction of road pavement and the installation of new curbing, all subject to approval by the City Engineer, and at no cost to the City of Stamford or abutting property owners." Requests for retention of segmental pavement areas, eg. for visitor parking, may be submitted for the Board's consideration.

5.3.3 CENTER ISLANDS

Center islands shall not be permitted in the circular roadway of a turnaround, unless adequate provision for planting and maintenance by abutting property owners is assured through instruments filed with the Board and the Town Clerk of the City of Stamford. Planting plans for said center islands shall be subject to approval by the Superintendent of Parks and the Director of Traffic and Parking.

5.4 SIDEWALKS

Sidewalks shall be provided in conjunction with new streets in all industrial, commercial, multi-family and R-7 1/2 Zoning Districts. Where a new subdivision abuts an existing street the Planning Board may require that the subdivider construct or upgrade existing sidewalks along the frontage of property being subdivided.

5.5 EASEMENTS

The City Engineer may require easements, not less than fifteen (15) feet in width, when deemed necessary for storm and sanitary sewers. Easements over abutting properties may be required for "slope rights" to permit safe and manageable shoulder areas abutting the travelled way.

SECTION VI - IMPROVEMENT STANDARDS

All improvements required by these regulations shall be constructed in accordance with the specifications of and under the supervision of the City Engineer.

6.1 DRAINAGE

Adequate drainage shall be provided for all property and for all streets by means of culverts or other means which shall be in accordance with sound engineering practice.

6.1.1 DISCHARGE

To the extent practicable, on-site retention of increased storm water runoff must be accommodated, provided, however, that the Environmental Protection Board upon consultation with the City Engineer, may make written recommendations to the Board that an acceptable alternative form of storm drainage control is feasible and preferable.

Where a storm drainage system is proposed which empties into an existing facility which is deemed inadequate, the inadequacy of said receiving system shall constitute grounds for rejection of the new system.

Surface runoffs from existing or proposed driveways onto highways shall be permitted when the highway pavement is adequately crowned to direct the flow to the edge of the pavement and into a catch basin or discharge system. If, in the judgement of the City Engineer, the highway pavement is not adequately crowned so that runoff from existing or proposed driveways could cause a potentially hazardous condition due to siltation, erosion or icing conditions, then the appropriate handling of such runoff shall be designed and executed to the satisfaction of the City Engineer, and may be required to be bonded at the discretion of the City Engineer and in a form satisfactory to Corporation Counsel.

6.1.2 PIPING

Piping will be required of all drainage in lots of three-fourths (3/4) acre or less in area; open channels will not be permitted. Where lots are greater than three-fourths (3/4) acre, piping will generally be required. However, the City Engineer, may, at his discretion, require piping to a point past the rear of the house site and permit open channel drainage in the rear portions of the lot. Drainage easements may be required with metes and bounds shown, along the course of all existing brooks or streams, as well as along new drainage facilities. The easement documents shall be submitted to the the Planning Board for filing in the Town Clerk's Office simultaneously with the filing of the final plan.

6.2 STREETS

Streets approved by the Board shall be constructed in accordance with the standard specifications of the City Engineer and in accordance with items 6.21-6.23 below.

6.2.1 SHOULDER AREAS

The shoulder areas of the streets shall be rough graded and finished with 4 inches of top soil and seeded. At the discretion of the Board taking into consideration the location and character of the subdivision, public safety, and exceptional natural features such as rock formations, trees, ponds, streams or other land formations beneficial to the character of development which might be preserved without adverse effect on the neighborhood, the Board may reduce the width of the required shoulder area to be improved.

6.2.2 SIDE SLOPES

In rock excavation, the side slopes shall be no greater than one-quarter foot horizontal for each foot vertical. In all other excavations and on all embankments, the side slopes shall be no greater than one-half foot vertical for each foot horizontal. Lateral supports shall be provided where necessary to protect adjoining property.

6.2.3 CURBS

Machine laid curbs shall be provided on both sides of all streets regardless of gradient.

6.3 UNDERGROUND UTILITIES

All electrical, CATV and telephone wiring from the principal source to principal or accessory structures shall be placed underground except in cases of lots fronting on existing streets with poles and above ground utility lines.

6.4 SANITARY SEWAGE DISPOSAL

The Board shall require the subdivider to provide sanitary sewer facilities and connect them to the existing sewer system to the maximum extent practical. Where such a system is proposed which connects into an existing sewer facility, and the capacity of the existing facility is found to be inadequate, the inadequacy of the receiving facility shall constitute grounds for rejection of the proposed system.

Where existing sanitary sewers are not available, the subdivider shall provide for the proper disposal of sanitary sewage in a manner to be prescribed by the Director of Health. However, in the case of a public sanitary sewer system proposed for the district in which the subdivision is located that has been approved by the City Engineer and funds appropriated for sewer construction, the subdivider shall install sewers designed to interconnect with such plans, although a connection with an existing main may not be immediately practicable. In such cases, and until such connection is made with the sewer system of the district, the subdivider shall provide for the disposal of sanitary sewage by a method to be approved by the Director of Health.

6.5 WATER SUPPLY

Where a public water main is reasonably accessible, a connection shall be provided to service the proposed subdivision and the pipe size shall be adequate to insure satisfactory fire fighting capacity.

6.6 FIRE HYDRANTS

Where new water mains are to be installed, fire hydrants shall be installed by the subdivider. Said installation shall include gate valves in the lateral service; be situated a maximum of five hundred feet (500') apart or closer in high density or high risk areas;

and be subject to review and approval by the Chief of the Stamford Fire Department or Volunteer Fire Company having jurisdiction..

"Dry Hydrants" may be required in areas where public water supply is not available but where ponds exist of an adequate size to provide sufficient water supply for fire fighting under emergency conditions. The location and installation of these hydrants shall be subject to the approval of the Volunteer Fire Company having jurisdiction.

6.7 SIDEWALKS

Sidewalks shall be not less than five (5) feet in width and be constructed of concrete or other material acceptable to the City Engineer. Ramps for the handicapped shall be installed.

6.8 MONUMENTS

Monuments or other permanent markers approved by the City Engineer shall be set at points as required by the City Engineer, so as to enable all lines in the subdivision to be reproduced and they shall be set after construction work is completed.

6.9 SIGNS AND SIGNALS

Street name signs shall be installed by the subdivider, the location, type and size of which shall conform to standard specifications of the City Engineer. Where required, traffic signals and signs shall be designed and constructed in accordance with Department of Traffic standards.

6.10 STREET TREES

Where new streets are to be constructed, shade and/or flowering trees shall be planted on the street frontage of all lots. Trees to be preserved, trees to be removed, and proposed tree planting shall be subject to review and approval by the Superintendent of Parks in consultation with the City Engineer.

SECTION VII - STANDARDS FOR MAPS AND PLANS

7.1 PRELIMINARY SUBDIVISION PLAN *(For Initial Review)*

A preliminary plan prepared and certified substantially correct to a class by a registered land surveyor shall accompany all applications to the Board for its approval. The scale of the subdivision plan shall be not more than one hundred (100) feet to the inch and less if necessary so that the following features and information shall be readily distinguishable:

- A. A vicinity sketch, a scale of eight hundred feet (800) to the inch, suitable for the purpose of orientation showing existing streets in the area generally contiguous to the proposed subdivision, and how they may connect or relate to streets proposed in the subdivision in order to produce the most advantageous development for the entire neighboring area.
- B. The proposed name of the subdivision, the name(s) of the owner(s) of record, the subdivider, and the surveyor and/or engineer.
- C. The names of adjacent subdivisions and the names of record owners of adjacent parcels of subdivided and unsubdivided land.
- D. The boundary lines, accurate in scale, of the tract to be subdivided.
- E. The location, widths and names of all constructed or unconstructed public or private streets or other ways of access, with both right-of-way and traveled way shown, within or immediately adjacent to the tract, and other significant features such as but not limited to existing permanent buildings, utility poles, hydrants, stonewalls and railroad lines. The location of existing houses on adjacent properties within one hundred (100) feet of the subdivision.
- F. The location of municipal boundaries, zone boundary lines, setback lines, State channel encroachment lines, and Flood Hazard Boundaries.
- G. Where the total area to be subdivided is in excess of one acre and/or contains wetlands, soils information showing SCS (Soil Conservation Service) soil types and boundaries shall be provided by a certified soil scientist. If required for clarity of presentation, the soils information may be depicted on a separate map identical in scale to the preliminary plan.
- H. The location of significant natural features including wetlands (based on SCS soil types) and watercourses; rock outcroppings; and all trees of 12-inch diameter or greater within fifty (50) feet of the center line of all new streets and twenty-five (25) feet of the center line of all new common driveways.
- I. The approximate location of existing sewers, water mains, culverts and other underground utilities or structures within the tract and immediately-adjacent thereto, with pipe sizes indicated where connections are proposed.
- J. The certified location of existing wells and septic systems, and to the extent feasible the approximate location of those on adjacent properties within seventy-five (75) feet of the subdivision; natural or man-made drainage ways; pools; and underground tanks.

- K. Topographical data having contour intervals not greater than two feet (2') shall be supplied.
- L. Where the lots are to be served by individual septic systems, areas having slopes in excess of 25% shall be delineated.
- M. Where new driveways and/or roads are to be constructed, proposed sight-lines shall be delineated on a plan at a scale of one inch equals twenty (20) or forty (40) feet. The plans shall indicate modifications required to attain and maintain acceptable sight-lines.
- N. Copies of any private restrictions to be included in the deeds of conveyance should accompany the submission of the preliminary plan.
- O. The approximate area of each proposed lot in terms of square feet or acreage.
- P. Potential house sites and driveways for each lot, and well and septic systems if on site sewage and wells are to be used.
- Q. Proposed method of soil erosion control both during and following construction.
- R. In the case of new building lots traversed by or adjoining major rivers the following data shall be shown:
 - a) Related elevation between the water's edge (bank) and at 25-foot intervals back from the water's edge, with a minimum of three (3) elevations from and including bank elevations.
 - b) Elevations referred to in item (a) shall be taken every 50 feet along the water's edge, except that there shall not be less than two such lines of elevations in any case.
 - c) "Water's edge" and "top of bank" shall be noted.
 - d) A cross section of the river shall be shown indicating the elevation of the river bed, water's edge, and top of bank at each point referred to in item (b) above.
 - e) New city datum (NGVD29) shall be used and a note to that effect shall be put on the drawing in connection with (a) through (c) above.
 - f) Existing encroachment lines of 100-year storm elevations.
- S. In the case of any subdivision located within the Coastal Boundary, the following information shall be provided:
 - a) Identification of coastal resources.
 - b) Identification of affected coastal use policies.
 - c) Identification of adverse impact on coastal resources, if any, and proposed measures to mitigate any adverse impacts.
 - d) Statement of consistency with applicable goals and policies of the Coastal Management Act.

- T. Where the preliminary plan includes only a portion of the applicant's contiguous holding, the applicant shall also indicate, on a plan, the probable future street and lot arrangement.
- U. In cases where the subdivider proposes to construct or reconstruct a street or common driveway serving four (4) or more lots, the subdivider shall submit to the Board, certification by a registered engineer, attesting to the adequacy of the existing storm and/or sanitary sewer system into which the proposed system will empty.
- V. Such other information as the Board may require.

7.2 CONSTRUCTION PLAN

Six sets of construction plans along with a bond estimate shall be submitted to the Planning Department for transmittal to the City Engineer for his review and approval and for the purpose of reviewing the subdivider's estimate for the performance bond amount. Said plans shall include the following:

- A. The proposed layout, names and widths of proposed streets, service drives and easements; the layout, numbers and dimensions of proposed lots.
- B. All trees greater than 12 inches in diameter shall be shown within fifty (50) feet of the centerline of any proposed street and within twenty-five (25) feet of the centerline of any proposed common driveway. Trees to be preserved, trees to be removed, and proposed tree planting shall be noted.
- C. The profile of each street, with grades indicated.
- D. The cross section of each proposed street or service drive, showing the width of pavements, the location and width of sidewalks, if any, and the location and size of utility lines.
- E. The plans and profiles of proposed sanitary and storm sewers, with grades and sizes indicated and invert elevations of new sewers at points of connection with existing sewers; or method of sewage disposal in lieu of sewer systems.
- F. The plan of the proposed public water distribution system, showing pipe sizes and the location of valves.
- G. All parcels of land to be dedicated for public use, or to be preserved in the deeds of conveyance for the common use of property owners in the subdivision, in accordance with Sec. 4.7 of these regulations with the purpose, conditions or limitations of such reservation indicated, provided that title to such reserved land be clear and unencumbered.
- H. North-point, scale and date.
- I. Topographical data having contour intervals not greater than two (2) feet. Vertical datum shall be based on the "New City of Stamford Vertical Datum" (NGVD29).
- J. Location of existing and proposed monuments.

- K. The location of required fire hydrants where new water mains are to be installed, or "dry hydrants"

7.3 **FINAL SUBDIVISION PLAN**

The final plan shall be submitted to the Board in the form satisfactory to the Town Clerk for filing in the Stamford Land Records, measuring 12 x 18 inches, 18 x 24 inches, or 24 x 36 inches with minimum margins at the left or top side of the map, together with four (4) prints therefrom.

All final plans shall be drawn to a scale of not more than 100 feet to the inch. When more than one sheet is required, the sheets shall be numbered.

The final plan shall include the following:

- A. Map title and owner of record.
- B. North-point, graphic scale, date and orientation sketch.
- C. The names of adjacent subdivisions and reference to map number; owners of adjacent subdivided lots and the names of record owners of adjacent parcels of unplotted land.
- D. Zoning District Lines.
- E. Block and lot numbers, in accordance with the prevailing City practice.
- F. The boundary lines with distances and bearings, the location and width of all existing or recorded streets intersecting the boundary of the tract.
- G. The bearings and distances to the nearest established street lines and official monuments, which shall be accurately described on the plan. Horizontal control shall be tied into the Connecticut Geodetic Survey (CGS) Coordinate System where the proposed subdivision is within 2,000 feet of two (2) geodetic monuments or where the total number of lots in the subdivision are five (5) or more.
- H. Street names.
- I. The length of all arcs, radii, points of curvature, distance and bearing of the chord.
- J. All easements or rights-of-way provided for public highways or utilities and any limitations of easements.
- K. All lot lines with dimensions in feet and at least hundredths, and with bearings and distances to street and easement lines.
- L. The area of each parcel in terms of square feet or acreage.
- M. The location, material, and approximate size of all monuments.
- N. Location of wetlands, watercourses and flood encroachment lines.
- O. The outline of all property which is offered for dedication or conveyance for public use with the purpose indicated thereon, and of all property that may be preserved by deed

covenant for the common use of the property owners in the subdivision, provided title to such reserved land is free and unencumbered.

P. Certification by a licensed land surveyor that the plan is substantially correct and prepared in accordance with the standards of a class A-2 survey; that all the monuments shown thereon should be labelled "found", "set" or "to be set."

Q. Reference to private deed restrictions, if any.

R. Provision of signature blocks as follows:

a. Where new streets are proposed:

Engineering and Construction Plans Approved

Date _____
_____ City Engineer

Approved by the Stamford Planning Board

Date _____
_____ Chairman or Secretary

b. Where parcels front on existing streets.

Approved by the Stamford Planning Board

Date _____
_____ Chairman or Secretary

SECTION VIII - MODIFICATION OF STANDARDS

In any particular case where the subdivider can show that, by reason of exceptional topographic or other physical conditions, or character of adjacent development; strict compliance with any specific requirement of these regulations would cause practical difficulty or exceptional and undue hardship, the Board may relax such requirement minimally to the extent deemed just and proper, so as to relieve such difficulty or hardship provided relief may be granted without detriment to the public good and without impairing the intent and purpose of these regulations, or adversely impacting adjacent property.

In considering such requests for modification of specific requirements, the Board shall consider the principles of design and the requirements for the subdivision of land, stipulated in these regulations, and determine whether such requirements may be varied, provided that no modification shall be granted by the Board which would conflict with the intent and purpose of the Stamford Zoning Regulations.

waiver shall be granted only by three quarters majority of the Board, which shall state upon its record the reason for granting the waiver. The specific standard waived shall be noted on the final subdivision plan.

SECTION IX - EFFECTIVE DATE OF REGULATIONS

These Regulations supersede original Regulations adopted by the Planning Board on August 16, 1950, and amended periodically thereafter.

The effective date of these Regulations shall be September 1, 1988.