



REGULATIONS PROVIDING FOR STANDARDS OF  
SUBDIVISION DEVELOPMENT FOR THE  
BOROUGH OF STONINGTON  
1977  
AMENDED 1979, 80, 81

BOROUGH OF STONINGTON PLANNING AND ZONING COMMISSION



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## CHAPTER I. TITLE, AUTHORITY AND PURPOSE

- 1.1 Title. These Regulations shall be known and may be cited as the "Regulations Providing for Standards of Subdivision Development for the Borough of Stonington, Connecticut," and herein are called "These Regulations."
- 1.2 Authority. These Regulations have been prepared and adopted in accordance with, and pursuant to the authority set forth in, Chapter 126 of the Connecticut General Statutes, as amended.
- 1.3 Purpose. The purpose of These Regulations is to provide for, and to insure the orderly development of, land within the Borough, so that such land, when subdivided, can be used for building purposes without danger to health and safety; so that proper provisions are made for water supply, drainage and sewage disposal; so that proposed streets are in harmony with existing and proposed thoroughfares, and so arranged and constructed as to provide an adequate and convenient system for traffic needs; and in general, to protect the safety, convenience and welfare of the inhabitants of the Borough of Stonington.
- 1.4 Applicability. These Regulations shall apply to any owner or agent of owners of any land located within the Borough of Stonington who, subsequent to the effective date of These Regulations, subdivides, within the meaning of These Regulations as expressed in Chapter II, a tract or parcel of land, or who effects a resubdivision of a tract of land as will hereinafter be defined. No subdivision of land shall be made and no land in any subdivision shall be sold or offered for sale or lease until a Subdivision Plan, as hereinafter defined and described, has been approved by the Planning and Zoning Commission of the Borough of Stonington.
- 1.5 Superior Regulations. These Regulations are not intended to interfere with, abrogate, or annul any other ordinance, regulation or provision of law, or any easement, covenant or legal relationship. When These Regulations impose restrictions different from those imposed by any other statute, ordinance or legal relationship, whichever provisions are more restrictive or impose higher standards, shall control.
- 1.6 Modification. The Planning and Zoning Commission recognizes that each parcel of property is unique in location, dimensions, orientation, topography, etc., and that the various factors in the design of subdivisions are variable in relation to one another, and to the characteristics of the property. Therefore, the Commission may modify, subject to appropriate conditions, such requirements as, in its judgement of the special circumstances and conditions, are not requisite to the necessities of public health, safety and general welfare. However, such modification shall not be contrary to the purpose and intent of These Regulations.
- 1.7 Enacting Clause. These Regulations shall become effective on Feb. 1, 1977.

## CHAPTER II. DEFINITIONS

- 2.1 General. In the interpretation and use of These Regulations, words and phrases shall be construed according to the commonly approved usage of the language, and technical words and phrases, and such terms as have acquired a peculiar and appropriate meaning in law, shall be construed and understood accordingly. All words used in the present tense include the future tense. The word "shall" is always mandatory.
- 2.2 Specific Terms. For the purpose of These Regulations, the following terms and words used herein shall be defined and interpreted as shown:
1. Applicant. Any person, firm, corporation or partnership who shall apply to the Commission for approval of a subdivision, as hereinafter defined, either for himself or as an agent for others.
  2. Borough. The Borough of Stonington in the Town of Stonington, County of New London, Connecticut.
  3. Commission. The Planning and Zoning Commission of the Borough.
  4. Cul-de-sac Street. A local street open at one end and provided with special provision for turning around.
  5. Date of submission. The date of the next regularly scheduled meeting of the Commission or thirty-five (35) days, after the delivery of a Final Subdivision Plan, whichever is sooner.
  6. Dead-end Street. A local street open at one end only, without special provision for turning around.
  7. Developer. A subdivider who has applied to the Commission for authority to develop a tract or parcel of land.
  8. Easement. The authorization by a property owner for the use of property by another.
  9. Final Subdivision Plan. The final map, drawing or drawings, and all required supporting data upon which the subdivider's plan of subdivision is presented to the Commission for approval and which, if approved, will be submitted to the Town Clerk for recording.
  10. Plan and Profile. The drawing or drawings depicting respectively the horizontal and vertical design of street construction and drainage.
  11. Preliminary Layout. The preliminary drawing or drawings and all required supporting data indicating the proposed manner and layout of the subdivision to be submitted to the Commission for consideration.
  12. Print. A blueprint, photostat, lithoprint or other copy which reproduces exactly the data on the original drawing from which it is made.



13. Reserve Strip. Land controlling access to an area dedicated or to be dedicated to public use.
14. Resubdivision. A change in map of an approved or recorded subdivision or resubdivision, if such change (a) affects any street layout shown on such map; (b) affects any area reserved thereon for public use or (c) diminishes the size of any lot shown thereon and creates an additional building lot, if any of the lots shown thereon have been conveyed after the approval or recording of such map.
15. Street. An improved right-of-way accepted for public use by lawful procedure and suitable for vehicular travel; or a proposed street shown on a subdivision plan approved by the Commission.
16. Street Pavement. The wearing or exposed surface of the roadway used by vehicular traffic.
17. Street Width. The distance between property lines.
18. Subdivider. The owner, or owners, of record of land to be subdivided, who applies to the Commission for that purpose.
19. Subdivision. The division of a tract or parcel of land into three or more parts as lots for the purpose, whether immediate or future, of sale or building development.
20. Standard Specifications and Details. The "Regulations and Specifications for Acceptance of Roads by the Town of Stonington," as amended, on file in the office of the Commission.
21. Town. The Town of Stonington, County of New London, Connecticut.
22. Travelled Width. The distance between curb faces on a street.

### CHAPTER III. PROCEDURES

#### 3.1 Requirement of Approval of Subdivision Plan.

1. Subdivision Plan Approval and the Sale of Lots. All plans for the subdivision or resubdivision of land must be submitted to the Commission for approval, and no lot resulting from or affected by the subdivision or resubdivision of any tract or parcel of land shall be sold or offered for sale or use for building development without the prior approval of the subdivision or resubdivision plan by the Commission.
2. Purpose of Recommended Preliminary Procedure. Before submitting an application, which must comply with the requirements of These Regulations, including requirements for a final subdivision plan, the preliminary procedure recommended in Chapter III, Section 3.2 should be followed, to



save time and expense. This is a recommendation, not a requirement. A letter requesting consideration of a Preliminary Layout should be submitted, it being understood that this request does not constitute an application for the approval of a subdivision plan as required by Section 8-26 of the General Statutes of the State of Connecticut.

3. Filing of Maps - Preliminary Procedure Elected. If a subdivider elects to submit a Preliminary Layout in compliance with the provisions of Chapter III, Section 3.2, then within one year after date of action by the Commission on the Preliminary Layout, the subdivider must file four (4) paper prints and (1) clothback print of the Final Subdivision Plan, together with two paper prints and one clothback print of the Plan-Profiles. The Commission may require the filing of additional copies of the proposed subdivision plan. The Final Subdivision Plan and Plan-Profiles shall be, in all respects, in conformity of Chapter IV of These Regulations. If the subdivider does not comply with this provision within a year of approval, the proposal shall be deemed to be abandoned.

### 3.2 Preliminary Layout.

1. Application. The subdivider, hereinafter sometimes called the applicant, may submit to the Commission a proposal, in triplicate, for the consideration of a Preliminary Layout. Six paper prints of the Preliminary Layout plan shall be submitted.
2. Technical Reports. The subdivider shall obtain from a licensed sanitary or civil engineer a written report or reports as to the general feasibility of the proposed water supply, the proposed drainage plan and proposed sewage disposal in the area to be subdivided, and shall deliver said reports to the Commission. The applicant shall cause to be performed, at his expense, such seepage and other tests under the supervision of the Health Officer of the Town or his appointed agent, as that officer may require. The Commission may also require such other reports as are deemed advisable.
3. Check by the Commission. At the time of the submission of a request for the consideration of a Preliminary Layout and the presentation of such layout, the Commission shall check such request and layout, and when the information contained in said request is complete in accordance with These Regulations, the matter shall be placed on the agenda of the next regular meeting of the Commission, provided the request and layout are received at least fifteen days prior to such meeting, and provided further, that the subdivider also delivers the necessary reports to the Commission at least ten days before such meeting. If the aforesaid time requirements are not met, the request shall be carried over to the next regular meeting of the Commission. The subdivider shall certify that the information contained in the submission and layout is true and correct and meets the requirements of These Regulations and other applicable Borough, Town and State regulations. Whenever desirable, the Commission's representative shall examine the site of the proposed subdivision with the subdivider or his authorized representative, prior to said meeting.
4. Notice of the Meeting of the Commission. The Commission shall notify

the subdivider, prior to said meeting, of the date, time, and place of the meeting of the Commission at which the Preliminary Layout is to be considered and the subdivider, or his fully authorized representative, should attend said meeting unless he has notified the Commission at least one day prior to said meeting of his inability to attend. Prior to said meeting, the Commission shall also notify all adjoining landowners of record of the proposed preliminary layout and of the date, time and place at which the matter is to be considered by the Commission.

5. Consideration of Preliminary Layout. At the regular meeting of the Commission at which the proposal is on the agenda, or at an adjournment thereof, the Commission will consider the Preliminary Layout. All persons who wish to be heard upon said proposal shall be heard at said meeting.
6. Action by the Commission. At said meeting, or subsequently, the Commission shall give its preliminary approval, disapproval or conditional approval, of the layout as a basis for the preparation of the Final Subdivision Plan.
7. Notification of Action. Within fifteen days after its action, the Commission shall notify the applicant and all adjoining landowners who have requested notice, of the action taken by the Commission. Such notice shall be by publication in a newspaper of general circulation in the Borough of Stonington and by sending a copy thereof by registered or certified mail to the subdivider on or before the date of publication. This notice shall be a simple statement that the proposal was approved, modified and approved, or disapproved, together with the date of such action.

### 3.3 Final Subdivision Plan.

1. Filing of Maps - Final Subdivision Plan. Whether or not a subdivider has elected to file a request for consideration of a Preliminary Layout in compliance with Section 3.2, above, the applicant may at any time file with the Commission an application in triplicate for the consideration of a Final Subdivision Plan in compliance with the provisions of these Regulations. Said application shall be made on forms provided by the Commission, shall be signed by the owner of the land to be subdivided, and shall be accompanied by a fee of seventy-five dollars (\$75) for each application, plus twenty-five (\$25) for each lot shown on the Final Plan. This plan shall be based on an accurate survey and the applicant shall file one transparent tracing cloth print, four paper prints, and one clothback print of this Final Subdivision Plan, together with one transparent cloth print, two paper prints and one clothback print of the Plan Profiles. The Commission may request such additional prints as it deems necessary.
2. Technical Approval of Reports. The applicant shall obtain from a licensed sanitary or civil engineer a written report of the adequacy of the proposed water supply and sewerage arrangements, and from a licensed engineer and land surveyor a report of the adequacy of the proposed grades, drainage arrangements and drain easements shown on the Plan-Profiles and the Final Subdivision Plan. The applicant shall also obtain from the



appropriate source such other reports as the Commission may require. All water supply facilities shall be capable of supplying 300 gallons per day per dwelling unit. The minimum pipe dimension in a community well system shall be 6" exclusive of service connections. The water and sewer requirements of this section shall be waived if public water and sewer service will be provided as evidenced by letters from the Water Company and the Sewer Authority.

3. Check by the Commission. After the filing of the Final Subdivision Plan, the Commission shall check this plan, and when satisfied that it is in accordance with These Regulations, shall place it on the agenda of its next regular meeting, provided the Plan and all required profiles and reports are received in the proper form at least fifteen days prior to such meeting. If the aforesaid time requirement is not met, the Plan shall be held for the following regular meeting of the Commission.
4. Notice of Meeting of Commission. The Commission shall notify the applicant of the date, time and place of the Commission meeting at which the Final Subdivision Plan is to be considered at least three days prior to said meeting. The Commission shall also notify all adjoining landowners of record of the filing of said Final Subdivision Plan, and of the date, time and place of the meeting of the Commission at which the Plan is to be considered, and shall also notify them of any continuance of said meeting due to inability of the applicant to be present.
5. Consideration of Final Subdivision Plan. The Commission will study the Final Subdivision Plan and all accompanying Plan-Profiles, reports and other documents, and any new information or changed conditions which might necessitate alteration of the Plan. All persons who wish to be heard on any matter relevant to the Commission's actions on the Plan shall be heard.
6. Action by the Commission. Within sixty-five days from the date of a public hearing on a Final Subdivision Plan, the Commission will take action on that Final Subdivision Plan. Such action shall consist of approval, modification and approval, or disapproval of the Plan. Said time limitation may be extended by the Commission upon written approval by the applicant.
7. Signature on Final Subdivision Plan. Upon approval of a Plan, the Commission shall designate the Chairman or another member to endorse the approval and the date thereof upon the Plan in its behalf. If the plan has been approved on condition of modification, the applicable conditions shall be endorsed upon the Plan.
8. Notification of Action. Within fifteen days after action by the Commission, the Commission shall notify the applicant, and all adjoining landowners who have requested notice, of the action taken. Such notice shall be by publication in a newspaper of general circulation in the town, and by sending a copy of the notice by registered or certified mail to the applicant on or before the date of publication. The notice shall be a simple statement that the application was approved, modified and approved, or disapproved, together with the date of this action. Any person aggrieved by the official action of the Commission may appeal therefrom

within fifteen days of publication of notice of such official action to the Court of Common Pleas.

9. Filing of Plan. Within ninety days following approval of a Final Subdivision Plan, the applicant shall file said Plan with the Town Clerk and pay the necessary filing fees. Any Final Subdivision Plan not so filed shall become void and notice thereof shall be published in a local newspaper with a certified copy to the applicant.
10. Alteration of Final Subdivision Plan. If the Final Subdivision Plan is altered, changed, erased, or revised in any way between the time the Commission's approval is endorsed thereon and the time the Plan is filed with the Town Clerk, the approval shall be void unless the alteration has been approved by the Commission and so indicated on the Plan.

#### CHAPTER IV. SPECIFICATIONS FOR PRELIMINARY LAYOUTS, FINAL SUBDIVISION PLANS AND PLAN-PROFILES

- 4.1 Preliminary Layout. Preliminary Layouts submitted to the Commission shall be drawings or prints of drawings at a scale of one (1) inch equals not less than forty (40) feet, nor more than one hundred (100) feet, on sheets either eighteen (18) by twenty-four (24) inches or twenty-four (24) by thirty-six (36) inches in size, and shall contain the following information:
  1. Names of owners and proposed subdivider, proposed subdivision name and identifying title, location of subdivision, approximate north arrow, scale, and date of drawing.
  2. Location and approximate dimensions of all existing property lines of the subdivision.
  3. Names of present owners of record of adjoining properties; names and approval dates of abutting subdivisions.
  4. Locations of all natural resource features and conditions, such as existing structures, easements, water courses and wooded areas, and in addition, all wetlands and water courses as defined by the wetlands regulations applicable to the Borough.
  5. Approximate contours of the existing surface of the land, with intervals adequate to indicate drainage and grades and approximate contours of the proposed surface of the land if any change in the surface of the land is contemplated.
  6. Location, width and approximate grade of all proposed roads. Proposed elevations shall be shown at the beginning and end of each road, at road intersections and at all points where there exists a decided change in slope or direction.



7. Proposed lot lines with approximate dimensions and area of all proposed lots including assessor's block and parcel numbers.
8. A reference map at the scale of 1" = 1,000' or 1" = 100' showing the proposed subdivision and tie-in to the nearest street intersection. If the application submitted covers only a part of the applicant's holding, a map, which may appear on the same sheet, drawn to a scale of 1" = 1,000' showing an outline of the plotted area with its proposed road system and an indication of a possible future road system for the remaining portion of the tract.

4.2 Final Subdivision Plan. The Final Subdivision Plan submitted to the Commission for approval and filing in the Town office shall be drawn in ink or printed on translucent linen, at a scale of one (1) inch equals not less than forty (40) feet, not more than one hundred (100) feet on sheets twenty-four (24) by thirty-six (36) inches or eighteen (18) by twenty-four (24) inches. When more than one sheet is required an index sheet of the same size, showing the entire subdivision, shall be submitted within the Plan. The Plan shall show the following information.

1. Names of applicant and proposed subdivider, if other than owner, proposed subdivision name and identifying title and location, scale of drawing, with north arrow, date of drawing, and name, license number and seal of surveyor and/or civil engineer.
2. Location and dimensions of all existing property lines of the subdivision with reference to monuments, pipes, drill holes, foundations or other points of reference of a fixed, or semi-permanent nature, assessor's block and parcel numbers.
3. Locations of all natural resource conditions and pertinent features, such as existing structures, water courses, rock exposures, stone walls, trees, easements of record, ponds, wooded areas, and in addition all wetlands and water courses as defined by the wetlands regulations applicable to the Town.
4. Names of present owners of record of adjoining properties; names and approval dates of abutting subdivisions.
5. Lines of proposed and existing roads, lots, easements and areas to be dedicated to public use; lengths of all straight lines, adequate data for all curves. All lengths shall be to the nearest tenth of a foot and all angles to the nearest thirty seconds.
6. Area of all lots in square feet. Each lot shall be numbered and its dimensions on all sides given.
7. Proposed road names. These shall not duplicate road names already existing in the Town of Stonington unless they are an extension of such roads.
8. Any additional data necessary to enable a licensed surveyor to determine readily the location of every street line, lot line and boundary line, and to reproduce such lines upon the ground.

9. Where a new road is involved, all lots shall have street numbers assigned. The easterly or southerly side of the road shall have odd numbers; the westerly or northerly, even. Numbering shall commence from the main road; for every twenty feet of lot frontage one number shall be assigned.
10. Certificate under seal of (i) a Connecticut licensed civil engineer as to the adequacy of proposed public improvements and (ii) a Connecticut licensed land surveyor that both the survey and the map conform to the standards of survey and map accuracy respectively of Class A-2 as defined in the "Code of Recommended Practice for Standards of Accuracy of Maps" of the Connecticut Technical Council, Inc.
11. A reference map to the scale of 1" = 1,000' or 1" = 100' showing the proposed subdivision and tie-in to the nearest street intersection. If the application submitted covers only a part of the applicant's holding, a map, which may appear on the same sheet, drawn on a scale of 1" = 1,000' showing an outline of the plotted area with its proposed road system and an indication of a possible future road system for the remaining portion of the tract.
12. A grading plan showing existing and final grades of all lots in the proposed subdivision.
13. Location of all test holes, indicated by scale. Percolation tests will be acceptable only if made during the period of February 1 through May 31. For each lot the height of ground water and ledge shall be ascertained. Percolation tests shall be made on each lot on the existing grade if ground level is to be changed. In compliance with the state sanitary code, a suitable reserve area for leaching purposes shall be indicated on the map.

4.3 Plan-Profiles. When new roads or improvements of existing roads are involved in a subdivision, the Final Subdivision Plan shall be accompanied by complete Plan-Profiles of each road, drawn on a sheet which shall be either twenty-four (24) by thirty-six (36) inches, or eighteen (18) by twenty-four (24) inches in size. The horizontal scale shall be the same as that used in the Final Subdivision Plan. When the horizontal scale of 1" = 40' is used, the vertical scale shall be 1" = 4'; when the horizontal scale is 1" = 100', the vertical scale shall be 1" = 10'. Such plan-profiles shall show:

1. Existing ground surface on the center line, the proposed line grade and existing elevations of both road lines.
2. Elevations at each high and low point.
3. By proper notation, location and elevations of bench marks, based on the U.S.C. and G.S. datum.
4. Grades expressed as percentages.
5. Stations at high and low points, at centerline interesections, and at suitable intervals.



6. Data showing disposition of surface water, water and sanitary sewer pipes (if any), and any other subgrade installations or modifications including sufficient data to permit checking of designs.
  7. Typical cross-section of each road, indicating location, dimensions and materials of proposed paved improvements and utilities.
  8. Certificates under seal of (i) a Connecticut licensed civil engineer as to the adequacy of proposed public improvements and (ii) a Connecticut licensed surveyor that the Plan-Profiles are substantially correct.
- 4.4 Certification. A proposed subdivision or resubdivision shall comply with existing local, town, regional, state, and federal standards, requirements, regulations and ordinances applicable to such proposed subdivision. Certification that the proposed subdivision or resubdivision complies with the requisite local, town, regional, state and federal standards, requirements, regulations and ordinances shall be submitted in writing by the applicant, to the Commission with the application for the proposed subdivision or resubdivision.

## CHAPTER V. INSURANCE, BOND REQUIREMENTS, CERTIFICATE OF USE AND BOND RELEASE

### 5.1 Insurance.

1. The subdivider shall file with the Commission, on a form provided by the Borough, a general liability insurance policy. This policy shall be of the same term as the Performance Bond described in Section 5.2, and shall be extended in conformance with any extension of the Performance Bond.
2. The Policy shall insure the Borough and the Subdivider and shall cover all his operations in the development involving the existence and maintenance of property, and building and contracting operations of every nature, including all public improvements. Said policy shall have the following limits:

Property Damage (including automobiles):

Each Accident	Not less than \$50,000.
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Bodily Injury (including automobile):

Each Person	Not less than \$100,000.
Each Accident	Not less than \$300,000.

### 5.2 Performance Bond.

1. A performance bond in favor of the Borough of Stonington, in the form o.

a certified check, pledge of a bankbook fully insured by an agency of the United States Government with irrevocable powers of attorney and acknowledged by the bank in which the funds are deposited, or a corporate surety bond, at the discretion of the Commission, shall be posted by the subdivider, to insure the completion of required improvements and utilities in the event the subdivider shall fail to install same within two years from the date of the bond. The term of the Performance Bond may be extended by the Commission upon approval of a petition from the subdivider to the Commission requesting an extension, subject to agreement of such extension by the Surety Company in the case of a Surety Bond.

2. The Commission shall set the amount of the Performance Bond. In computing this amount, it shall include the construction cost of the following items:
  - a. All required improvements, including storm drainage system, roads and pavements, sidewalks and curbs, trees, grading, setting of monuments, and any other requirements made as a condition for subdivision approval; reconditioning of any disturbed portions of the subdivision site and any erosion and surface runoff controls as set forth in Section 10.1, paragraph 5 of These Regulations.
  - b. Borough advertising and awarding a contract for construction of the improvements.
  - c. Expected escalation through the end of the term of the Performance Bond. Any extension of the term of the Performance Bond may result in an adjustment to the total Bond required.
  - d. An amount equal to 15% of the estimated cost, to cover contingencies and engineering.
3. The Bond form shall be as provided by the Borough and shall be the only one acceptable to the Commission. The completion date of all required improvements shall be as required by the Commission. The original bond must be approved by the Borough Attorney, and shall have such approval endorsed on it. When a subdivision is built, and thus bonded, in sections, approval shall not be granted for any section if the time period on a bond for a previous section has elapsed without all required work having been completed to the satisfaction of the Commission, unless otherwise ordered by the Commission.
4. Power of Attorney of person signing on behalf of the Surety Company in the case of a Surety Bond, must be attached to the Bond if not already on file with the Commission. If the person acting as attorney for the Surety Company is not a licensed resident agent of the State of Connecticut, then this bond shall be countersigned by a licensed Connecticut resident agent of the Company. Only a Connecticut licensed Surety Company will be acceptable to the Commission.
5. The signatures of two witnesses are required on the Bond. If the subdivider applicant is a corporation, then the corporate seal must be shown on the Bond in addition to the seal of the Bonding Company.
6. The Bond must show the Bond number and the name of the Bonding Company's local agent.



7. If applicant is not the owner of the property for which a subdivision plan approval is to be issued, then the applicant and the owner must post bond.

### 5.3 Certificate of Use and Compliance.

1. Before any lot in an approved subdivision can be conveyed to a prospective buyer by the subdivider, the subdivider shall obtain from the Commission a certificate showing that the utilities to service such lot as required in the plan of subdivision have been completely installed and approved and that the proposed street improvements from an existing public right-of-way to and including the entire frontage of such lot have been completed in accordance with These Regulations to a stage of construction at which only final surfacing of the road remains to be done before the completion of the road. Such certificate shall be in a form provided by the Commission and shall be delivered by the Commission to the Town Building Inspector for his information in connection with the issuance of a Certificate of Occupancy of the building. The foregoing road completion requirement may be modified by the Commission in the case of private streets under Chapter XI of These Regulations. Before any Certificate of Use and Compliance is issued after the construction of any building in a subdivision on a lot which fronts on a subdivision road which has not been accepted by the Borough as a public road, the subdivider shall complete such road, in accordance with the specifications, up to the farther sideline of such lot, to a stage in construction at which only final surfacing of the road remains to be done before completion of the road.

### 5.4 Bond Release.

1. Prior to the release of the Performance Bond the subdivider and/or owner shall present a Maintenance Bond equal to at least 10% of the initial Performance Bond. This Maintenance Bond shall be for a period of one year and shall guarantee the improvements installed.
2. Application for the release of any Bond upon completion of all required improvements shall include the submission of four scale as-built drawings which shall include all changes in the plans as authorized by the Commission during the course of construction. The as-built drawings shall be prepared and signed by a land surveyor and/or professional engineer licensed in the State of Connecticut, and shall show those items that are required in Section 6.1 of These Regulations.

## CHAPTER VI. REQUIRED IMPROVEMENTS AND DESIGN CRITERIA

### 6.1 Description.

1. The following improvements shall be required in all subdivisions except where waived by a specific resolution of the Commission: curbs, storm sewers and pavement on proposed streets, as well as curb and pavement between the edge of the existing pavement and the new curb line on existing streets which bound or intersect the proposed subdivision. The subdivider shall also be required to install street lights, street signs, underground wire utilities, monuments, driveway aprons, loam and seeding and shade trees. The Commission may also require the installation of sidewalks and fire hydrants. Such improvements shall be installed in accordance with town, state highway or utility company standards. In any event, no site improvement work, including grading, shall be started for any contemplated subdivision or resubdivision before the Commission has granted approval of the Final Subdivision plan, and until an insurance policy and performance bond in compliance with Chapter V of These Regulations have been posted. The Commission may accept assurance, in writing, from each utility company whose facilities are proposed to be installed in the subdivision in lieu of bond.
2. All construction will be done in accordance with the provisions of These Regulations and with the "Standard Specifications and Details" on file in the office of the Commission. Representative sheet specifications are included in the Appendix to These Regulations.
3. The "Rules and Regulations of the State Board of Registration for Professional Engineers and Land Surveyors," dated January 1, 1966, and any amendments thereof, shall apply to all technical work done in conjunction with subdivisions. The technical responsibilities of the Registered Professional Engineer and Land Surveyor in regard to subdivision work are:
  - a. The design of roads, both horizontal and vertical alignment; drainage systems, including the design and location of structures and pipes; sanitary sewer systems; sewage disposal systems; and water supply and distribution constitute professional engineering and as such should be sealed by a registered professional engineer. A land surveyor's seal or an architect's seal is not acceptable for this phase of land subdivision design work.
  - b. The phase of land subdivision which relates to topographic maps and the delineation of the boundary lines of the outside perimeters as well as the interior lots and streets constitutes land surveying within the meaning of the statute and as such shall be sealed by a registered land surveyor. A professional engineer's seal or an architect's seal is not acceptable for this work.

### 6.2 Streets.

1. Street Arrangement. The arrangement of streets in the subdivision shall



provide for the coordination of principal streets with those of adjoining areas, and for proper projection of principal streets into adjoining properties, if any, which are not yet subdivided, in order to make possible necessary fire protection, movement of traffic, and the construction or extension, presently or when later required, of needed utilities and public services such as sewers, water and drainage facilities. When the topographic or other conditions make such continuance impracticable in the opinion of the Commission these requirements may be modified.

2. New Streets. Where a subdivision adjoins unsubdivided land susceptible of being subdivided, the Commission may require new streets to be carried to the boundaries of the proposed subdivision. Where proposed streets do not extend to, or are not adjacent to the boundaries of the tract, they shall be separated from such boundaries by a distance of not less than 200'. Reservation of title in any land controlling access to streets is prohibited.
3. Street Widths. Minimum widths for the various street designations shall be as shown in the following table:

<u>Designation</u>	<u>Right of Way</u>	<u>Paved Area</u>	<u>Serving</u>
Minor Local Street	50	30	Residential Areas.
Residential Access Street	50	22	No more than 15 dwelling units, with no through traffic potential.

Wider streets than those herein specified may be required where the Commission deems them necessary. Street designation shall be contingent upon the submission and approval by the Commission of plans for the over-all road network for the property being developed.

4. Cul-de-sac Streets. When cul-de-sac streets are included in a subdivision, they shall generally not exceed six hundred (600) feet in length. They shall be furnished with a turn-around which has a minimum right-of-way radius of sixty (60) feet and a minimum pavement radius of fifty (50) feet.

When a cul-de-sac is proposed as a temporary measure pending future development of adjoining property, it shall be so designed as to be capable of continuation in the adjoining tract.

When there is a possibility of extension of a street, a temporary right-of-way shall be delivered to the Borough, before acceptance of the street, for all required improvements, including pavement, grass strip and sidewalks, that fall outside the limits of the required right-of-way.

5. Half Streets. The dedication of half streets at the perimeter of a new subdivision is prohibited.
6. Side Slopes. Streets in cut or fill shall be provided with slopes not steeper than two (2) feet horizontal to one (1) foot vertical, or the permanence of the street grade shall be otherwise provided to the satisfaction of the Commission.



In all areas where the side slopes are steeper than four (4) feet horizontal to one (1) foot vertical and slope down from the street, metal beam type guard rails shall be installed.

Where new streets abut private property, necessary slope rights shall be obtained by the developer when in cut or fill, and those slope rights shall be shown on the subdivision plan submitted to the Commission. The developer shall investigate the effect of fills on adjacent private property within the slope rights area. The developer shall provide the Commission with evidence that no drainage problems or other problems will arise on adjacent property due to construction or fill operations.

7. Relation to Topography. The streets of a proposed subdivision shall bear a logical relationship to the topography, and all streets shall be arranged so as to obtain as many of the building sites as possible at or above the grade of the street. All natural features shall be preserved where so required by the Commission.
8. Intersections. No more than two streets shall intersect or meet at any one point.

Except where impracticable because of topography or other conditions, all streets shall join each other so that for a distance of at least one hundred (100) feet each street is at approximately a right angle to the streets it joins.

Grades approaching intersections shall not exceed five percent (5%) for a distance of at least one hundred (100) feet from the center line of the intersection.

For a distance of fifty (50) feet from the point of two intersecting property lines nearest to the street intersection, all planting, screening and grades shall be so designed and maintained as to assure visibility for approaching pedestrian and vehicular traffic. The sight line shall be shown on the map so as to become a permanent property requirement.

9. Water Courses. Where a major water course separates an existing street from abutting property to be subdivided, provision shall be made for carrying such water course by means of culverts or other structures. No existing brook or water course shall be changed in location or profile. No brook, water course or drainage ditch shall be walled, filled in or otherwise narrowed down or obstructed or changed unless permission is granted by the Commission. Any such brook or water course may be piped by a property owner provided the size, type and grade of the pipe is first approved by the Commission. Any new drainage ditch shall be so constructed that it shall have a flat bottom of sufficient width to carry the normal flow of water and shall have sides sloping at a grade of not greater than one foot vertical to one and one-half feet horizontal. Such sides shall be laid in stone, rip-rap fashion or maintained in grass.
10. Dedication of Streets. Approval of a Final Subdivision Plan shall not be deemed to constitute or effect an acceptance of any street by the Borough. However, the filing for approval of a Final Subdivision Plan shall constitute an irrevocable offer of dedication by the owner of the land to the Borough.

11. Maintenance of Unaccepted Subdivision Streets. The developer shall be responsible for the complete maintenance of all subdivision improvements including snow plowing, street sweeping, drainage and general maintenance until such improvements are accepted by the Borough. In the event that the developer fails to comply, the Borough is authorized to have the necessary work performed, without incurring any liability therefor, and back charge such work to the developer's bond.
12. Driveways. All driveways shall be provided with paved aprons starting at the property line and ending at the gutter or street face of the curb lines.
13. Street Signs. Street name signs shall be erected at points designated by the Commission and shall be shown on the Final Subdivision Plan. Street signs shall be installed with black lettering on white baked enamel background.
14. Vertical Design Criteria. The minimum grade of all streets shall be one percent (1%). The maximum grade on minor local and residential access streets shall be five percent (5%).  
  
All changes in grade shall be connected by vertical curves so that clear visibility shall be provided for a minimum stopping sight distance of three hundred (300) feet.
15. Excessive Cost to the Borough. When, in the opinion of the Commission, a subdivision requires undue expenditure by the Borough to improve existing streets which do not conform to the minimum requirements of grade, alignment width and construction set forth in These Regulations, the Commission may not approve such subdivision until the Board of Warden Burgesses has approved such expenditures.

### 6.3 Lots.

1. No land adjacent to the subdivision shall be withheld by the subdivider which is not capable of satisfactory subdivision into lots of the size specified. Nor shall there be any fragment of a lot or remainder in the subdivision area of less size than that specified for lot dimensions. Fragments and remainders must be incorporated into full size lots, unless designated as open space and approved by the Commission.
2. No lot, regardless of size, which is rendered useless for building due to utility easements, right-of-way, wetlands, water courses or topography shall be shown as building lots on any subdivision. Such property shall be included in adjoining lots.
3. Sidelines of lots shall insofar as practicable, be either at right angles or radial to street lines. Variations from this rule will be made only when it is impractical to do otherwise.



#### 6.4 Storm Drainage.

1. Storm drainage systems constructed under These Regulations shall provide for the proper drainage of the area tributary to the system. The subdivider shall make provisions for the proper elimination of all stagnant water within the limits of the proposed subdivision.
2. Storm sewers shall have a minimum pitch of 0.5%. Variance from this requirement may be granted by the Commission if storm sewers are designed with a minimum self-cleaning velocity of three feet per second with full flowing pipes.
3. A minimum cover of two and one-half (2 1/2) feet shall be provided for all storm drains.
4. All storm drains shall be designed for full flow, and shall be terminated with an approved outlet structure.
5. The first inlet in a storm drain system shall be located within three hundred fifty (350) feet of the roadway highpoint. A drainage structure, either an inlet or manhole, shall be provided at three hundred (300) foot maximum intervals on all storm drains with exception of the first inlet. A drainage structure shall also be placed at each grade change along a storm drain, at each change in horizontal direction, and at each junction point of two or more storm drains.
6. Underdrain outlets shall be connected to drainage structures wherever practical. When impractical, they shall be terminated with an approved endwall. At all underdrain outlets, a "free outlet" condition shall be provided.
7. The minimum pipe size for all storm drain systems constructed under These Regulations shall be 15-inch inside diameter except that underdrain shall be 8-inch diameter minimum.
8. The following types of pipes shall be used for drainage installations:
  - a. Reinforced concrete pipes for surface drainage storm sewer systems and cross culverts.
  - b. When clearance is limited by existing utilities, pipe arches or oval pipes will be used.
  - c. On grades over 10%, use ACCMP (asphalt coated corrugated metal pipe).
  - d. Where uneven support is expected, use ACCMP.
9. Drainage easements, outside of street lines, shall be thirty (30) feet wide and shall include wording so as to allow inclusion of other utilities, such as water and sanitary sewers. Easements for outlet pipes shall extend to a suitable existing storm drain or an adequate natural water course. The center line of the storm sewer is to be installed ten (10) feet from one edge of the right of way.

10. Where the development streets join existing Borough streets, the developer must provide drainage at intersections as necessary, or as directed by the Commission.
11. The size and location of all private storm drains that connect to the Borough storm drain system shall be approved by the Commission prior to installation. A waiver must be filed by the developer with the Commission. The waiver shall relieve the Borough of any responsibility for damage resulting from any failure of the storm drainage system. This waiver shall be part of the deed so as to run with the property.
12. Rear yard drains and cellar or foundation drains that are connected to storm drainage systems must be shown on the final approval plan of the drainage system.
13. Details of special or unusual drainage structures shall be submitted to the Commission for review and approval before construction.
14. Where any proposed lot has its frontage on an existing Borough street, and has an existing ditch or waterway along the front of said lot, but within the Borough right of way, the developer, at his expense, shall install a storm water pipe drain of suitable size and material, necessary catch basins and a curb, to conform with the curb line.
15. All existing water courses shall be shown on the preliminary and final subdivision plan.
16. All storm drainage facilities shall be designed based on the following storm return frequency criteria:
  - a. Residential Drainage Systems:
 

Storm sewers and minor ditches:	10 year storm
Major ditches and channels:	25 year storm
  - b. Commercial Districts:
 

All drainage facilities:	25 year storm
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  - c. Areas designated as flood plain areas:
 

Drainage system:	100 year flood
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17. Times of concentration shall be derived for all storm drains constructed. Weighted run-off coefficient shall be derived based on the following criteria:
  - a. Areas containing roads, roofs, parking lots, sidewalks and driveways: 90%
  - b. Areas containing lawns and natural ground: 15-40%, depending on slope.
18. Off-site drainage, potential flooding as a result of adjoining flood plains and the ultimate development of adjoining land shall be taken into



account in the design of storm drainage systems for the site, and the computation involved shall be submitted to the Commission with the application for a proposed subdivision.

#### 6.5 Inspection.

1. All subdivision improvements to be dedicated to the Borough shall be inspected by the Commission or its designated agent.
2. Inspections shall be made at the following stages of construction:
  - a. When rough grading is complete.
  - b. When drainage and all other underground facilities are installed, but prior to any backfilling.
  - c. During construction of street base courses.
  - d. During construction of bituminous concrete surface and binder courses.
  - e. During the placement of concrete for sidewalks.
  - f. A final inspection, when all improvements are complete and before acceptance by the Borough.
3. The developer shall not proceed with work on any stage subsequent to the first stage until inspection of the preceding stage has been made by the Commission or its appointed agent and approval in writing on that stage has been granted. At least forty-eight (48) hours notice, including Sundays and holidays shall be given by the developer to the Commission or its appointed agent for each inspection.

#### 6.6 Street Bound Stones.

Street bound stones shall be placed at all block corners, at angle points, and the points of curves in streets and at such intermediate points as may be necessary. The location of all street monuments shall be indicated on the final subdivision plan. They shall be installed and their accuracy certified by a registered land surveyor. The monuments shall be made of concrete, and shall be thirty (30) inches in length. The top shall be four (4) inches square with an "H" cast into it. The base shall be six (6) inches square. The monuments shall be set with the top two (2) inches above finished grade.

#### 6.7 Property Corner Markers.

Markers shall be installed at all lot corners and lot boundary angle points. Markers must be of permanent material, such as iron pins, pipes, concrete monuments, or drill holes in ledge or rock with the top at or above the ground surface by two (2) inches. The developer must certify to the Commission through a registered land surveyor that such markers have been installed. No release shall be made until this certification is received by the Commission.

## CHAPTER VII. UNDERGROUND UTILITIES

### 7.1 Water Supply.

1. Every proposed lot must be suitable for the installation of an adequate water supply consisting of a drilled well, artesian well or community water supply. The developer shall submit evidence as to the adequacy, quality and quantity of the water supply, which shall be certified by the Health Officer or his designated agent.
2. If the use of a community water supply system is proposed, the subdivider shall submit evidence of approval by the State Department of Health and the town Health Officer or his designated agent.
3. No permit for a building will be issued until the water supply system has been approved as noted in paragraphs 1 and 2 of this section.

### 7.2 Sanitary Waste Disposal.

1. No individual lot septic system for sewage disposal shall be considered by the Commission until the land area in question has been approved by the health officer or his designated agent as suitable for that system. Percolation tests, soil reports, duplicate field reports, and the report of the Health Officer or his designated agent must be submitted with the application.
2. It is the responsibility of the subdivider to contact the Health Officer or his designated agent to prove that the lot area is adequate to permit the installation and operation of an individual sewage disposal system. Such proof shall consist of the evidence submitted by the subdivider and the approval of the Health Officer or his designated agent of such evidence and after such tests as may be required. The subdivider shall provide the necessary equipment and labor for the tests. When the approval of the Health Officer or his designated agent is given subject to conditions, such conditions shall be noted on the record map.
3. In subdivisions that will have on-site sewerage disposal, no development shall take place unless the land is brought up to the minimum standard quality with regards to seepage and percolation tests in conformance with all town health requirements. Minimum standard quality is defined as that quality of soil that displays a seepage rate of not greater than thirty (30) minutes per inch in a standard seepage test as defined by the Public Health Code, State of Connecticut.
4. No permit for a building will be issued until the sanitary waste disposal system has been approved as set forth in paragraphs 1, 2 and 3 of this section or written certification has been submitted in the form of a letter from the Town Sewer Authority that public sewer service will be available to the building at the time of its construction.



### 7.3 Wire Utilities.

Where feasible and at the discretion of the Commission all wire facilities shall be placed underground and street light poles shall be furnished by the developer at his expense in compliance with standards recommended by the public utility company proposing to furnish the service. The location of all underground wire utilities and street light poles shall be indicated on a map submitted with the application for a subdivision.

### 7.4 Location of Utilities.

In general, all underground utilities shall be located as indicated on Plate 2, entitled "Typical Section, Utility Location," in the Appendix to These Regulations.

## CHAPTER VIII. PRIVATE STREETS

- 8.1 Conditions for Approval. The Commission may approve a subdivision plan providing in whole or in part for private streets, if, in its opinion, it finds that the following conditions have been or will be satisfied.
1. The public convenience does not require and will not be served by public traffic through such subdivision;
  2. The creation of these private streets shall not render land adjoining such subdivision unreasonably inaccessible;
  3. The subdivision map shall show the streets clearly labeled "private streets;"
  4. Before any part or lot of the subdivision is sold or offered for sale the entrance thereto from a public street shall be posted and kept posted with a sign of at least two square feet in size legibly containing the words "private street" or "private road;"
  5. Lots abutting on a private street shall be sold subject to a provision which shall be recited in the deed and shall also appear on the subdivision map, and shall read substantially as follows:
    - a. Subdivision Map. "If the private street or streets shown on this plan of subdivision, or any part thereof, are to be accepted by the Borough for the benefit of the lot owners on such street rather than the benefit of the Borough generally, such private street or streets or part or parts thereof shall first be improved at the sole cost of the affected lot owner or owners, so as to comply with the specifications as contained in the then applicable subdivision regulations relating to public streets or the Borough may do so and assess benefits pursuant to Section 13-29 of the Connecticut General Statutes (1958 Rev.)."



- b. Deed. "The above described premises abut on a private street. In the event that this street is offered to the Borough of Stonington for acceptance into the public highway system, the lot owner shall be assessed for the benefits accruing to said property and for any improvements necessary in connection therewith."
6. A reasonable plan or arrangement exists and is intended to be kept in effect for the maintenance and snow plowing of the streets. Street maintenance will not be provided by the Borough unless the street is accepted by the Borough.
7. All streets shown on the subdivision plan shall be capable of allowing access by emergency vehicles at all times of the year.
8. The streets proposed on the subdivision plan are not immediately or reasonably accessible from an accepted town or state highway.
- 8.2 Private streets on a subdivision plan approved in accordance with provisions of this Section shall not receive town maintenance and snow plowing services.
- 8.3 Private streets on a subdivision plan approved in accordance with the provisions of this Section shall at all times be open to access by fire, police and other emergency vehicles.
- 8.4 When the Commission approves a subdivision plan containing private streets in accordance with this Chapter, the provisions of Chapter V. Insurance, Bond Requirements, Certificate of Use and Bond Release, and Chapter VI. Required Improvements and Design Criteria relating to streets, shall not be applicable in such subdivision; provided, however, that the Commission shall require that all roads laid out on such subdivision shall be at least fifty feet in width unless such road is designed to serve less than ten lots, in which case the Commission may allow a street of such width as it deems to be appropriate under the circumstances.

## CHAPTER IX. MISCELLANEOUS PROVISIONS

### 9.1 Trees, Soil Removal and Roads

1. For the purpose of enhancement of property values, the conservation of land and erosion control, the preservation and protection of natural features and shade trees throughout the subdivision shall be encouraged.
2. Approval of a subdivision by the Commission shall not constitute approval of the removal of soil, topsoil or other excavated material from the premises other than that from the road area and then only to the depths shown on the approved plan.

3. The land located within a subdivision shall be properly graded and left in a condition which will be free of rubble and debris, and properly stabilized to eliminate erosion.
  4. Street trees shall be planted on both sides of any street to be dedicated to the Borough. Trees shall be spaced approximately fifty (50) feet apart subject to the variations made necessary by driveways, street corners and walks, and shall be located a minimum of ten (10) feet from the street line. Trees to be planted shall be 1 1/4" to 1 1/2" in diameter or larger and shall have a minimum height of eight (8) feet. The kind of tree shall be subject to the approval of the Tree Warden, who will not approve low branching trees, trees which are disease bearing or cause damage to sewers, or trees which create a traffic hazard. Where the tree may interfere with utility poles and wires, the Tree Warden may permit the location of required trees within the front ten (10) feet of the proposed lots. Existing trees along the proposed street which conform to these requirements may be substituted for new trees.
  5. Soil erosion control measures. The developer shall be required to file a plot plan in duplicate, drawn by a Connecticut licensed professional engineer and/or land surveyor to a scale of at least 1" = 40' showing contour lines at intervals of two (2) feet and showing measures to be taken for adequate control of soil erosion and siltation. This plan may be referred to the regional office of the U.S. Department of Agriculture, Soil Conservation Service for review and recommendations.
- 9.2 Penalty for Failure to Comply. Any person, firm, corporation, partnership or association making a subdivision or resubdivision of land without full compliance with the Regulations set forth herein shall be liable to a fine of Two Hundred Dollars (\$200) for each lot sold or offered for sale.
  - 9.3 Amendments. These Regulations may be amended by the Commission at any meeting called for the purpose after a public hearing notice of which shall be given by publication in a newspaper of general circulation within the Borough in compliance with the requirements of the general statutes of the State of Connecticut, as amended.
  - 9.4 Validity. Should any section or provision of the Regulations contained herein or as amended hereafter be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of the Regulations as a whole or any part thereof other than the part so declared to be invalid.
  - 9.5 Enacting Clause, Short Title and Repeal.

The Commission acting under authority of the General Statutes of the State of Connecticut, hereby adopts and enacts These Regulations as the "Standards for Subdivision Development for the Borough of Stonington." The provisions of the "Subdivision Regulations for the Town of Stonington" heretofore in force within the Borough and amendments thereto, so far as they are the same

as in These Regulations, are to be deemed continued. Any and all provisions of said Regulations as of the date of enactment of the Borough Regulations which are inconsistent with the provisions of These Regulations are no longer applicable within the Borough, but this shall not affect any violations thereof already existing or any penalty incurred and the same may be prosecuted as if These Regulations had not been adopted.



## APPENDIX

### I. DRAINAGE REQUIREMENTS.

#### Sec. 1. Storm Drainage Design.

- a. Pipe. Sufficient pipe shall be installed within the area surrounding the road to carry existing water courses and to drain any proposed roads and roads which may reasonably be expected to be constructed at some future date on adjoining property. If there will be no substantial danger from soil erosion or danger to the public health and safety, the discharge of large streams in their natural courses and the discharge of storm water and established water courses in open ditches may be permitted. All pipe shall be of such diameter, not less than 15 inches, to be sufficient to properly carry storm water expected to enter the pipe. No culvert shall be laid on less than a 0.5 percent grade. All culvert pipe extending beyond the face of a structure wall, shall be cut off flush with face of said wall.
- b. Manholes. Manholes shall be provided at each change in direction or grade of the pipe and location shall be reviewed by the Commission or their representative. Manholes shall be constructed and reviewed by the Commission or their representative and shall be constructed with a metal ladder as per standard.
- c. Catch Basins. Catch basins shall be provided in order that surface water will not travel without interception more than 300 feet on streets with grades up to and including 5% and not more than 200 feet on streets with grades over 5%. All proposed drainage structures shall be reviewed by the Commission or their representative. All catch basins over 6 feet deep shall be constructed with a metal ladder.
- d. Discharge. The discharge of all storm water shall be into an established water course. Where the discharge shall be into or through private property, proper easements and discharge rights shall be secured by the applicant for the Borough and shall meet with the approval of the Borough Attorney.

#### Sec. 2. Storm Drainage Construction. The storm drainage system shall be constructed in accordance with the following standards and procedures.

- a. All pipe used shall be of reinforced concrete pipe meeting the Connecticut State Highway Department specifications.
- b. Joints. The joints of all pipe shall be pressed tightly together and thoroughly sealed with J:3 Portland cement mortar. If in the opinion of the Commission it is desirable to have the storm water sewer system function as an underdrain, open joints may be requested and gravel will be used as a backfill around the pipe and at least one (1) foot above the pipe.

- c. Catch Basins and Manholes. Catch basins and manholes shall be constructed in accordance with the plans and specifications reviewed by the Commission.
- d. Endwalls, Culverts and Bridges. Endwalls, culverts and bridges shall be constructed where required in accordance with good engineering practice and as accepted by the Commission.
- e. Open Ditches. Where open ditches are permitted, the size of the waterway shall be sufficient to convey all water expected to be discharged and shall be suitably stabilized against erosion. The side banks shall be moderately sloped, not less than 1 1/2 horizontally to one vertically and then seeded. If in the opinion of the Commission it will be necessary to slope pave the sides of these ditches, then said work shall be done according to Connecticut State Highway Department specifications.
- f. Construction Procedure. All pipe shall be laid to line and grade as shown on approved drainage plans and profiles. Line and grade stakes shall be maintained in good order by the petitioner until the work has been inspected by the Commission or their representative. Three batter boards shall be maintained in place at all times when laying pipe and shall not be spaced more than thirty (30) feet apart.
- g. Inspection. No pipe trench or structure trench shall be back filled until inspected by the Commission or their representative.
- h. All pipes and structures shall be thoroughly cleaned before acceptance by the Borough.

## II. ROAD REQUIREMENTS.

Sec. 1. Width. All roads, in order to be accepted by the Borough of Stonington, must conform to the following specifications and other requirements of the Borough of Stonington Subdivision Regulations.

- a. Right of Way. The width of the right of way shall be a minimum of 50 feet between property lines with corners rounded by curves of at least 20 foot radius. The right of way shall be graded full width. See Typical Section. Where the proposed road meets an existing Town or State road the radius will not be less than 25'.
- b. The traveled path of all roads shall be at least 22' wide. The traveled path shall be centered in the right of way.

Sec. 2. Curbs. Bituminous concrete curbs shall be constructed on each side of the road. All such curbs shall be continuous to catch basins. The curbs shall conform to standards set on plate 3. The bituminous concrete shall, in general, conform to the Connecticut State Highway specifications, and shall be laid to line by machine.

Sec. 3. Shoulders. An area 9'-3" in width in back of the curb shall be excavated to a depth of 13 inches and then back-filled with earth or gravel.



No stones larger than 6 inches shall be placed in this backfill.

In Cut and Fill Section shoulders shall slope toward the center of the road with a cross slope of 1/4" per foot. A 4 to 1 slope shall be used from outside of shoulder to the ground in fills of less than 4 feet. In fills of more than 4 feet, a 1 1/2 to 1 slope shall be used. In cut section earth slope shall be 1 1/2 to 1 and rock slope shall be 1 to 6. No boulders shall appear in the surface of a 4 to 1 slope.

Sec. 4 Trees. If in the opinion of the Commission a slight modification of the shoulder plans would result in the saving of a valuable shade tree, then this may be given approval.

Sec. 5. Sight Distances. All changes in grades and all street lines deflecting from each other shall be connected by curves of length and radius which meet with the review of the Commission and in case of such changes in grade or street lines deflecting except at intersections clear visibility shall be provided for 200'.

### III. ROAD CONSTRUCTION.

Sec. 1. Grade. The grade of the road must provide proper drainage and conform reasonably with the grade abutting property. The grade shall not be less than one-half of one percent and shall not exceed eight (8) percent.

Sec. 2. Subgrade. All ledge rock must be removed to a depth of twenty-four inches (24") below subgrade and then backfilled with suitable gravel. All loam shall be scraped and stripped to a depth of twelve inches (12") below subgrade and backfilled with gravel and all trees and roots shall be removed for the full fifty feet (50') of right of way. Soft spots, peat, and organic material, shall be excavated to solid bottom and backfilled with stone, tailings or bank run gravel. If ordered by the Commission, the above base shall be rolled with a ten-ton roller before placing the gravel subbase. The subgrade shall be graded to a cross section with a cross slope of 1/4" per foot or a 4 1/4" crown.

Inspection is required by the Commission or their representative before placing any gravel.

Sec. 3. Subbase. Twelve inches of bank run gravel shall be installed under the subgrade unless, as before mentioned, 24" of gravel shall be installed where ledge or rock is encountered. Subbase shall be installed for full width of traveled roadway plus one foot under bituminous curb and rolled with a ten-ton roller. Such bank run gravel shall meet the State Highway Department specifications Section 2.12 as of January, 1963, Form 809.

Sec. 4. Processed Gravel Base. Before any surface is placed subgrade shall be inspected and grades checked to assure that the full eight inch required surface shall be placed. This is to be done by the Commission or their repre-

sentative. The surface shall consist of 12 inches of processed gravel after compaction. This gravel shall meet the requirements of State Highway Department Specification 3.04--#809 for Rolled Processed Gravel Surface. This surface shall be constructed to a cross section whose cross slope is 1/4" per foot and the crown shall be 3 3/4 inches.

Sec. 5. Surface Treatment. The surface treatment season shall be from May 1st through October 31st inclusive. The road surface shall be given two applications of Bituminous Concrete. The first application shall consist of compacted 2" binder course. Second application to be compacted 1 1/2" surface course grading II. Before final acceptance by the Borough, any defects shall be repaired.

Notification of Intent to Pave. The Commission or their representative shall be notified at least twenty-four hours in advance of each application of pavement, with the approximate time of paving given.

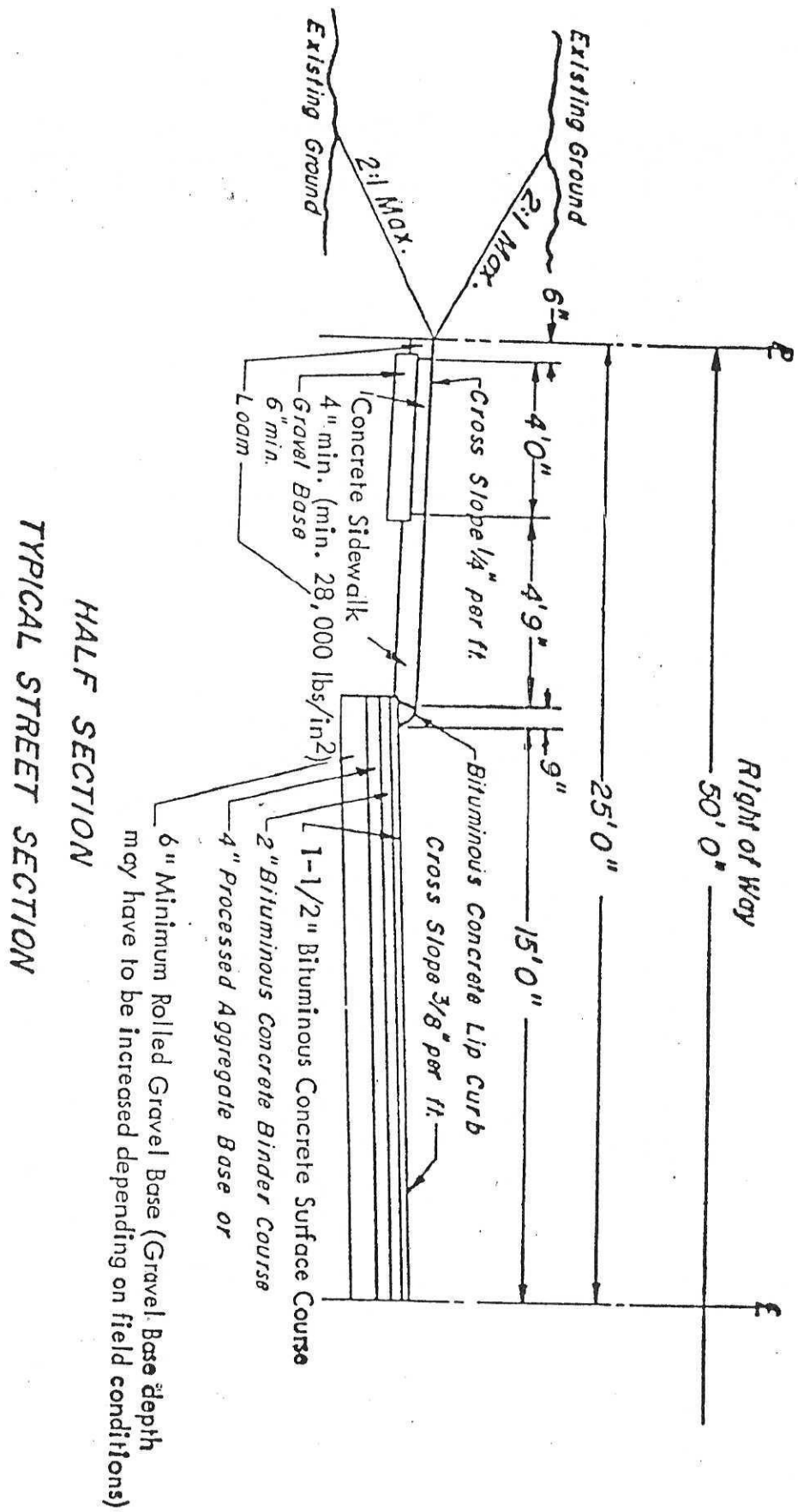
Inspection. All construction shall be inspected by the Commission or their representative and in the event that they deem it necessary to dig test holes for inspection notification shall be given to the petitioner forty-eight (48) hours in advance that such holes are to be dug by the petitioner and the responsibility for the repair of such holes shall rest with the petitioner.

Construction Survey Procedure. The center line of the traveled portion of the road shall be located in the center of the right of way, or an equal distance from either street line and shall be run in the field by a State Licensed Land Surveyor or a licensed Professional Engineer and suitable construction ties established at all control points. These ties to be protected during construction so that the line may be established at any time.

Stations shall be established every fifty feet and at all radius points (P.C. and P.T.S.). The beginning of this line shall be designated as Station 0+0. A construction stake shall be placed at right angles to each station, clear of construction and grading. This stake will show the station on side facing toward Station 0+0, and on the back the measured distance to Center Line in feet and inches and on the face nearest to center line the Cut or Fill in feet and inches, which will establish the center line grade. A grade list showing the Stations, stake elevations offset from center line, grade, cuts and fills shall be presented to the Commission or their representative before construction begins by the licensed surveyor or engineer who is to have charge of the engineering of this project. A permanent Bench Mark with an Assumed Datum will be shown on the plan at the beginning and end or one every thousand feet, if the project is that long. It is understood that once the grade is submitted to the Commission or their representative, it is their right to check the same at any time during and after construction has ceased and in no case shall it deviate from the original without their consent. Grade stakes shall be protected and preserved at all stations until the road is accepted by the Borough. Before placing any gravel 48 hours notice shall be given to the Commission or their representative.



Guide Rails or Single Posts. Guide Rails or Single Posts meeting the specifications of the Connecticut Highway Department shall be erected where the fill is more than four feet below edge of shoulder or to eliminate undue hazards.



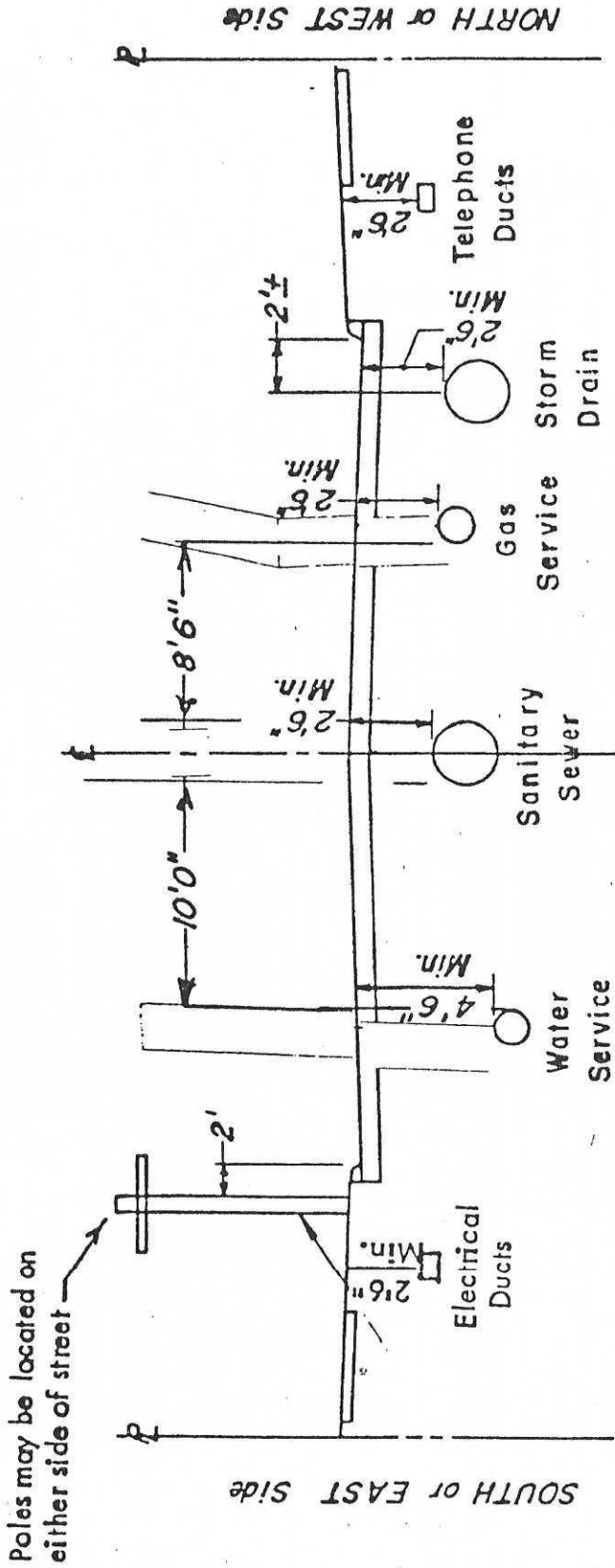
HALF SECTION

TYPICAL STREET SECTION

TYPICAL SECTION

MINOR LOCAL STREET





**NOTE:**  
 These utility locations shall be followed wherever possible. All changes in location must be approved by the Town Planning & Zoning Commission.

TYPICAL SECTION  
 UTILITY LOCATION

# BITUMINOUS CURB

## DETAIL

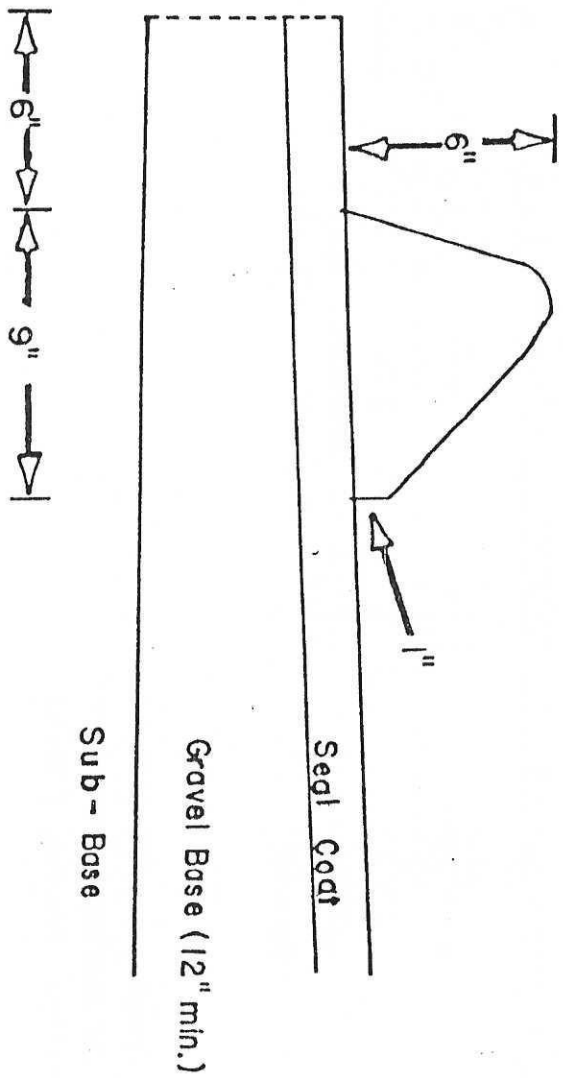


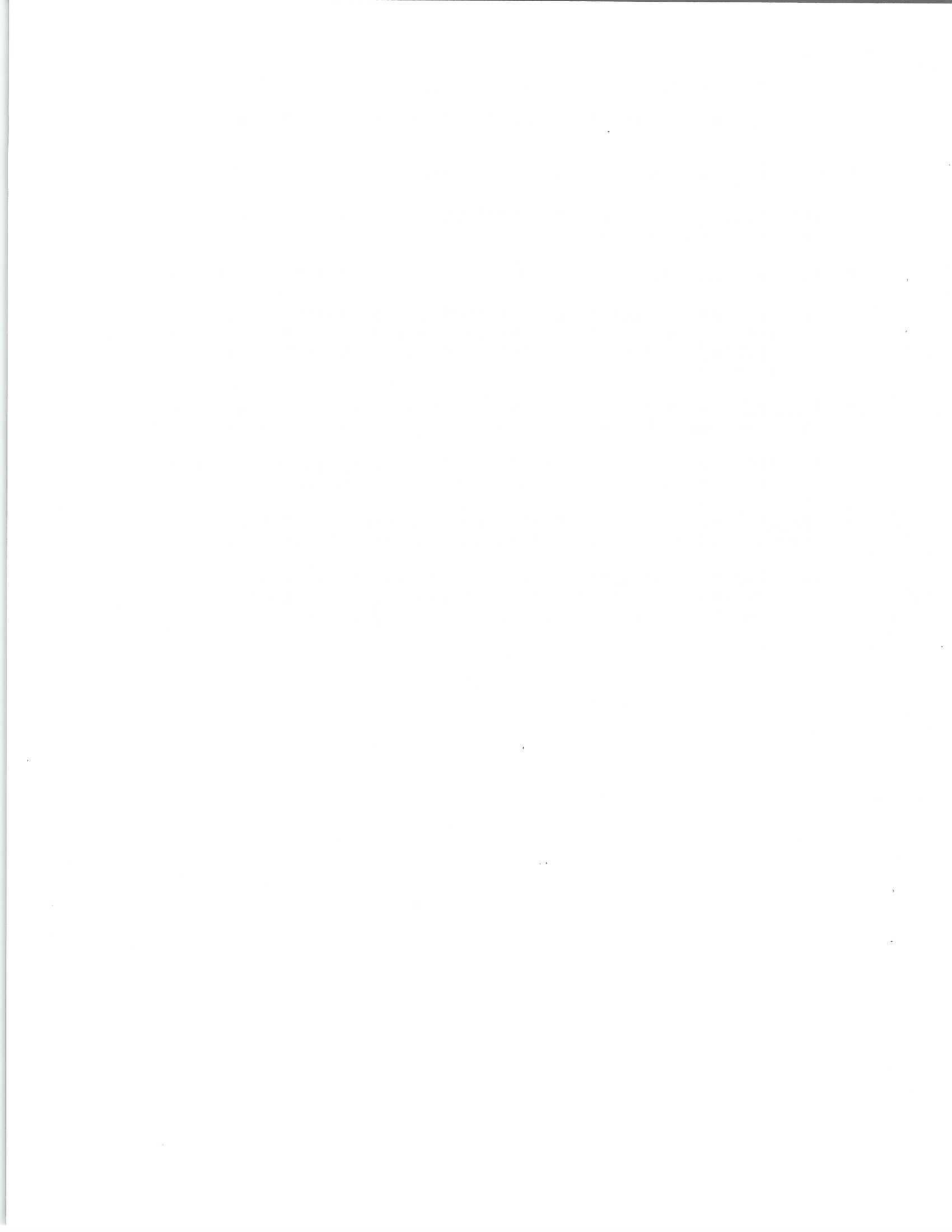
PLATE - 3



SUBDIVISION REGULATIONS, BOROUGH OF STONINGTON

Amendment No. 1, Effective September 1, 1979

1. Section 1.3. Add the following sentence to Section 1.3:  
All subdivision proposals shall be consistent with the need to minimize flood damage.
2. Section 6.1. Add to Section 6.1 a new paragraph 4., reading:
  4. All subdivision proposals shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed so as to minimize flood damage.
3. Section 6.4. Add new paragraph 1 to Section 6.4, reading as shown below, and renumber present paragraphs to conform:
  1. All subdivision proposals shall have adequate drainage provided to reduce exposure to flood damage.
4. Section 9.2. Add new Section 9.2, as shown below; renumber present 9.2 as 9.3, and following section to conform.
  - 9.2 Flood Protection. Base flood elevation data shall be provided for subdivision proposals which contain at least 50 lots or 5 acres (whichever is less).





SUBDIVISION REGULATIONS-BOROUGH OF STONINGTON

Amendment No. 2, Effective August 1, 1980.

1. Section 3.1. Add the following:

2. Coastal Site Plan Requirements. For all Subdivision plans, a Coastal Site Plan, in accordance with the provisions of Sections 11 through 15 of Public Act 79-535, shall be submitted.

2. Section 4.2. Add the following:

14. Location and spatial relationship of coastal resources, as defined in Section 3 of Public Act 79-535, on and contiguous to the site, a description of the entire project, with plans indicating location, design, timing and methods of construction; an assessment of the capabilities of the resources to accommodate the proposed use; an assessment of the suitability of the project for the site; an evaluation of the potential beneficial and adverse impacts of the project; a description of proposed methods to mitigate adverse effects on coastal resources, and on future water-dependent development opportunities; a demonstration that the adverse impacts of the proposed activity are acceptable; and a demonstration that the proposed activity is consistent with the coastal policies contained in the Coastal Management Act.

3. Add new Chapter X, as follows:

CHAPTER X Fees and Penalties

- 10.1. Fees. The following fees shall be charged for the review and approval of Subdivision Plans:

1. Preliminary Layouts: \$25.00.
2. Final Subdivision Plans (including Coastal Site Plan Review): \$100.00.

10.1.1. Fees may be waived for official municipal agencies.

- 10.2. Penalties: In accordance with Section 8-12 of the General Statutes, the owner or agent of any premises where a violation of any provision of these Regulations has been committed or exists, or the agent, architect, builder, contractor, or other person who commits, takes part in, or assists in any such violation, or who maintains any building or premises in which such violation exists, shall be fined not less than ten nor more than two hundred dollars for each day that such violation continues, or be imprisoned not more than ten days for each day such violation continues or both; and the court of common pleas shall have jurisdiction of all such offenses, subject to appeal as in other cases.

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Borough of Stonington

Amendment No. 3. Subdivision Regulations, Effective October 1, 1981

Section 6.1. Add following new paragraph (as mandated by Section 8.25(b) of the General Statutes, under Public Act 81-334):

5. The developer shall demonstrate to the Commission that in developing the plan for his subdivision he has considered using passive solar energy techniques which would not significantly increase the cost of the housing to the buyers, after tax credits, subsidies and exemptions. Passive solar energy techniques as here used mean 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 ventilation during the cooling season. Site design techniques shall include, but not be limited to: (1) house orientation; (2) street and lot layout; (3) vegetation; (4) natural and manmade topographical features; and (5) protection of solar access within the development.

