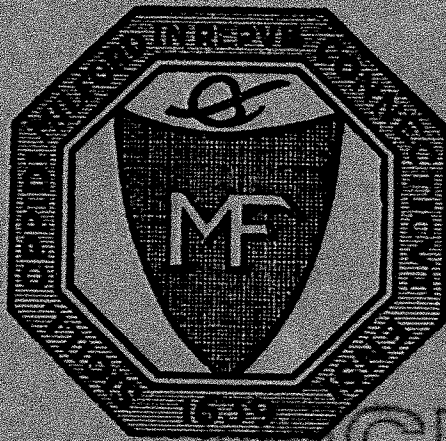


# Regulations for the Platting of New Subdivisions

Commission on Town Plan  
Town of Milford  
Connecticut



1929

HERBERT S. SWAN

City Planner  
New York

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# Regulations for the Platting of New Subdivisions

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BE IT RESOLVED: That the following regulations for the platting of new subdivisions be and hereby are adopted by the Commission on Town Plan of the town of Milford:

**Procedure** A subdivision, for the purpose of these regulations is any change, alteration or rearrangement in the boundary or division lines of a parcel of property or street.

The Commission on Town Plan will hereafter be referred to in these regulations as "the commission."

The subdivider who desires the approval of his subdivision shall first present a preliminary plan showing what he proposes to do.

The technical requirements of such a plan are given in Section A.

The general requirements in design and layout of the subdivision to meet the approval of the commission are given in Section B.

After the commission and its technical advisers have examined the

plan and it has been changed where necessary to meet the requirements of the commission, it is tentatively approved. The final maps are then prepared by the subdivider to conform with the preliminary plan as tentatively approved. The technical requirements of these final maps as well as procedure in filing, dedicating streets and securing final approval are given in Section C.

## Section A

**1. Preliminary Plans.** A preliminary street plan will be submitted to the commission for tentative approval by it before the subdivider begins work on his subdivision or proceeds with a final plan.

The preliminary plan shall be on a scale not smaller than 200 feet to an inch and shall show the boundary lines and ownerships of the properties to be subdivided; all proposed street and lot subdivisions; building lines; alleys and easements; contours at not greater than five-foot intervals; water courses; sewers and drains; adjacent streets and properties; the building zone districts and their boundary lines within the subdivision; as well as such other existing features as may be of assistance to the commission in passing upon the subdivision.

Any private restrictions to be incorporated in deeds of sale should also accompany the preliminary plan.

Profiles of all streets shall be prepared and submitted with the preliminary plan showing present ground surface and proposed grades of all streets, location of intersecting streets and plans for drainage; the scale to be 40 feet horizontal and four feet vertical to the inch, unless otherwise decided by the commission.

All elevations must be referred to some permanent bench mark, which must be described; where practicable, town datum is to be used. The preliminary street plan shall bear the certificate of the surveyor that such plan is correct, as well as the endorsement of the owner.

**Section B—Requirements to be Satisfied in Preparing Preliminary Plan.**

**1. Major Street Plan.** The preliminary plan shall be based on the major street plan of the town, and the streets shown thereon, so far as they traverse the property to be subdivided, shall be incorporated in the subdivision layout and given the width indicated on said major street plan. The remaining streets of the subdivision must be arranged to give satisfactory connection with said

major streets as well as with existing adjacent streets, and should conform with the topography as far as practicable.

OUT

**2. Streets, Sidewalk and Roadway Widths.** No street shall be laid out less than 50 feet in width. Changes in this requirement may, where conditions demand, be made by the commission in a specific case.

Major or traffic streets shall be of the width indicated on the major thoroughfare plan. Sidewalks and roadway widths shall be as indicated for the width and class of street on the diagram showing cross-sections of streets, accompanying the major thoroughfare plan. All roadways on streets hereafter laid out, opened and constructed shall be not less than 30 feet in width. The paved portion of the sidewalk on any such street shall be of such uniform width and location as will satisfy the requirements of the commission.

OUT

**3. Block Lengths.** Intersecting streets shall be laid out at such intervals that block lengths are not more than 800 feet. Exceptions will be made only where unusual conditions justify a variation from this requirement.

**4. Block Widths.** The width of blocks shall normally be not less than



250 feet. Exceptions will be made only when topography or other conditions make such variation necessary for the best solution of the problem.

**5. Continuation of Existing Streets.** New streets shall, so far as practicable, be continuations of existing streets or make suitable connection with streets in surrounding territory.

**6. Streets to be Carried to Property Line.** When a new subdivision adjoins unsubdivided land susceptible of being subdivided, then the new street shall be carried to the boundaries of the tract proposed to be subdivided.

**7. Dead-end Streets.** Dead-end streets or offsets at intersections will not be approved where the conditions are such that a street can be laid out. A turn-around roadway with an inside radius of not more than 30 feet must be provided at the closed end of all dead-end streets; the customary planting strips and sidewalks on such street shall encircle this turn-around.

**8. Intersecting Streets.** No intersecting streets shall be laid out with the angle included between adjoining street lines less than  $30^{\circ}$  nor greater than  $150^{\circ}$ .

**9. Alleys.** Alleys or public rights-of-way may be laid out in the rear of lots fronting on adjacent streets

when the depth of such lots does not exceed 150 feet. The minimum width of alleys shall not be less than 15 feet, the maximum width shall not exceed 20 feet.

**10. Easements in Rear of Lots.**

Where alleys in the rear of lots are not provided, an easement of a minimum width of five feet may be dedicated on the rear lines of such lot for the use of public utilities, placing of poles, pipes and conduits, except where the commission deems such easements impracticable or undesirable. Wherever possible, these easements should be continuous to the streets at the end of the block to connect up with easements in the adjoining blocks in the shortest direct line.

**11. Street Grades.** Street grades shall, so far as practicable, not exceed five per cent, nor be less than one-half of one per cent, and shall not change more abruptly than by a vertical curve of a minimum length of 50 feet for each two and one-half per cent. or portion thereof of change in grade. Adequate provision for draining all streets must be made and incorporated in the plan.

**12. Size of Lots.** The minimum size of lot, both as to width and area, shall comply with the building zone regulations for the district in which



it is located. As a rule, however, no new subdivision with lots of a smaller size than 50 feet x 125 feet will hereafter be approved.

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 fragmentation of a lot or remainder in the subdivision area of less size than specified for lot dimensions. The commission will require that any such fragment or remainder be incorporated in full sized lots.

**13. Side Lines of Lots.** Side lines of lots, so far as practicable, shall be either at right-angles or radial to street lines. Variations from this rule will be governed by the commission and will only be accepted where it would be practically impossible to do otherwise.

**14.** The depth of lots shall generally be not less than 125 feet.

**15. Building Lines.** Building lines or setback lines shall be shown wherever required by the building zone regulations. Such building lines shall not be located nearer the street than permitted by the building zone regulations for the zone in which the property is situated. In residence districts the distance of the building line back from the street line shall

not be less than the depth of front yards.

**16. Reserve Strips.** No subdivision showing reserve strips of land which will prove untaxable for special improvements will be approved, except where the control and disposal of the land comprising such strips are placed within the jurisdiction of the town, subject to conditions approved by the commission.

**17. Parks.** The commission may require where it deems advisable that a suitable area or areas in the subdivision, not exceeding ten per cent. of its total area, be dedicated for park and playground purposes.

**18. Enlargement of Street Intersections.** Street intersections shall be enlarged by rounding corners with radii ~~to the nearest foot as follows,~~ except where the commission rules otherwise in a specific case.

a 20'

If the block angle included between the adjoining street lines is  $90^\circ$ , then these lines shall be joined by a curve of 20 feet radius. The street corner is thereby set back 8.28 feet.

If the block angle included between the adjoining street lines is less than  $90^\circ$ , then these lines shall be joined by a curve with a radius of 20 feet, minus 0.13 feet for each de-

out

gree that the block angle is less than 90°.

If the block angle included between the adjoining street lines is greater than 90°, then these lines shall be joined by a curve with radius

$$\frac{(0.27A - 16.02) \sin \frac{1}{2} A}{1 - \sin \frac{1}{2} A}$$

where A is the block angle included between the adjoining street line in degrees.

**19. Streets Deflecting Within the Block.** Street lines within the block deflecting from each other at any one point more than 10° shall be connected by a curve, the radius of which for the inner street line shall be not less than 350 feet. The outer street line shall be parallel to such inner street line.

When, however, the street deflecting within the block might at some future time, in the opinion of the commission, become a street intersection, then the deflecting street line shall be widened on the inside, as provided in Rule No. 18 for "Enlargement of Street Intersections," while the outer street lines shall remain unchanged.

**20. Widening of Streets at Curves.** On major thoroughfares, the street shall be widened at curves, unless

the commission rules otherwise. The widening shall be wholly inside the inner street line.

Should the street lines deflect through an angle of 15° or more and turn more sharply than by a curve of 1,000 feet radius, the street shall be widened in accordance with the following formula:

$$E = \frac{3 WA (1000 - R)}{1000 R}$$

to the nearest

foot where E is the widening at the bisector of the central angle in feet.

W is the width of the street in feet;  
R is the radius of the inner street line not less than 350 feet;

A is the central angle of the curve in degrees, but if more than 45°, it shall be taken as 45° in the formula.

When the street deflects between 15° and 30°, inclusive, the street shall be widened at the bisector of the central angle the given amount and the inner side lines joined by a circular arc tangent thereto giving the street width above determined at the center. (The radius of the arc is

$$R + \frac{E \cos \frac{1}{2} A}{1 - \cos \frac{1}{2} A}$$

Where A is the central angle.)

When the street deflects more than  $30^\circ$ , the street shall be widened on the inside the amount given by the formula, on each side of the bisector of the central angle through an angle of one-half the total deflection angle less  $15^\circ$ . (The radius of this central portion where the widening is constant is  $R - E$ ).

The widened portion of the inner street line shall be joined to the side line of the street at each end by circular curves to which these lines are tangent. (The radius of these circular curves is  $R \div 28.35E$ ). The center street line remains unchanged.

**21. Shore Properties Developed for Summer Homes.** Shore properties laid out for Summer homes will be given special consideration by the commission; the conditions prevailing in adjoining and neighboring subdivisions will be taken into account in each case.

**22. Side Slopes.** Streets in cut or fill must be provided with side slopes not steeper than one and one-half horizontal to one vertical, or the permanence of the street grade otherwise provided for to the satisfaction of the commission.

### Section C

**1. Final Plans.** All final plans or record subdivision plans must be ap-

proved by the commission before filing with the Town Clerk, These plans shall contain complete data as follows:

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(a) **Scale.** All final or record subdivision plans shall be drawn on white drawing paper mounted on muslin on sheets 25 inches wide by 36 inches long and to a scale of 50 feet to an inch, and laid out so that the top of the map or plan shall represent the north, except with the permission of the commission; provided that when more than one sheet is required, an index sheet 25 inches wide by 36 inches long shall be filed showing the entire subdivision on the one sheet with the block and lot numbers.

(b) **Required Measurements.** The length of all straight lines, radii and arcs of curves shall be given, as well as all angles, including the central angles of curves, to define the property lines of each street. All dimensions along the lines of each lot with the angles of intersection which they make with each other shall also be given. Where a street is not continued straight across an intersecting street into the next block, the connection across such streets shall be given by the proper measurements. The lines of all lots, streets, alleys and easements must be completely



determined both as to length and direction and be consistent throughout; (the building zone districts and the building lines on streets must also be definitely located.

(c) **Reference Points.** All dimensions, angles, etc., given on the map must be referred to at least two permanent monuments not less than 300 feet apart, which shall be indicated on the map.

(d) **Adjoining Subdivisions.**—The names of all adjoining subdivisions, the side lines of abutting lots, and lot and block numbers shall be given, or, if the adjoining properties are not subdivisions, the names of the adjacent property owners shall be given. The map numbers as recorded in the Town Clerk's Office shall be given.

(e) **Elevations.** The elevation of all streets at the center of each intersection and at each change of grade point must be given and located by distance from nearest street intersection. All elevations must be referred to some permanent bench mark, which must be described on the map. Where practicable, datum used by the town is to be used.

(f) **Title and North Point.** All final subdivision plans shall bear a title which shall include the name of the subdivision. A north point shall

be shown which may be magnetic or true north. The name of the engineer or surveyor and that of the subdivider shall also be given.

(g) **Lot Corners.** All lot corners shall be marked with a durable stake.

**2. Final Maps.** A tracing on cloth as well as a blue print on cloth of all final subdivision plans and index sheets shall be furnished the commission for its file. These maps and prints shall be upon sheets ~~25~~ inches by ~~36~~ inches long. 18

**3. Monuments.**—Monuments 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 monuments shall be indicated on the final subdivision plan.

**4. Grades of Streets.** All streets shall be graded to their full width by the subdivider and on steep grades, curbs and gutters shall be laid to the satisfaction of the commission, before the commission gives its final approval to the subdivision.

**5. Grading of Lots.** All lots in wet or marsh lands and any other lots that are not adequately drained shall be graded and drained to meet the approval of the commission. All lots must be graded to a sufficient

elevation to secure natural drainage, but not less than five feet above mean high tide.

**6. Public Utilities.** No street that has not been approved by the commission shall be accepted and maintained by the town, nor shall any public utility, such as water, gas, sewer, street light, or police be extended to or connected with a tract unless its subdivision has first been approved by the commission.

**7. Private Streets.** No street shall hereafter be laid out as a private street. This prohibition shall, however, not preclude the laying out of a passageway over one's own land as a means of ingress or egress for himself and his customers to and from his own property, so long as such passageway serves only one dwelling.

**8. Acceptance of Streets.** Approval of a plat shall not be deemed to constitute or effect an acceptance by the public of any street or other open space shown upon a plat. Such acceptance can be obtained only through favorable action by the Board of Selectmen. SEPT 17 1898

**9. Conveyancing.** No subdivision shall be finally approved by the commission until proper deeds of conveyance fully executed, conveying

title to the streets, alleys, parks and other lands designated for public use shall have been delivered to the town for action at a town meeting by the person or persons platting said land or in any way interested therein, and not until such deeds have been approved by the town attorney. Said deeds shall be accompanied by a waiver of all claims for damages occasioned by the establishment of grades as approved, and the present or future alteration of the surface of any portion of streets, alleys or walks conveyed, to conform to the grade so established. The fee for filing such map or plat shall be paid by the person platting such land.

#### **Section D**

**1. When Effective.** These regulations shall take effect immediately.

James T. Rose, Chairman  
George E. Southworth  
Walter M. Irving  
Louis E. Guyott  
John W. Cannon  
Cornelius A. Stowe  
Harry M. Merwin, ex officio

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