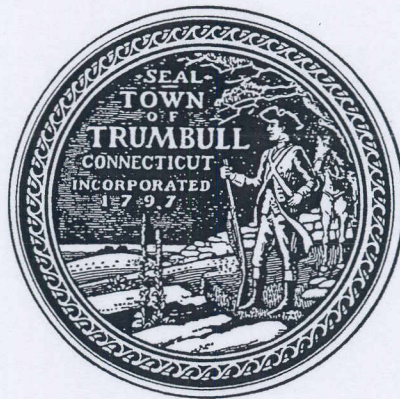


**LAND SUBDIVISION
REGULATIONS
OF THE
TOWN OF TRUMBULL**



CONNECTICUT

As adopted and amended by the
**PLANNING AND ZONING COMMISSION
OF THE TOWN OF TRUMBULL,
CONNECTICUT**

Effective - July 31, 1975

Includes amendments to date of last amendment June 23, 2000. ✓

TABLE OF CONTENTS

CHAPTER I	Declaration of Policy.....	1
CHAPTER II	Identification and Definitions.....	2
Section 1.	Identification of Regulations	
Section 2.	Definitions	
CHAPTER III	Restrictions and Prohibitions.....	2
Section 1.	Subdivision of Land	
Section 2.	Less Than Three Lots	
Section 3.	Transfer, Sale or Mortgage of Land	
Section 4.	Exemptions	
Section 5.	Undesirable Land	
CHAPTER IV	Procedure in Submitting Application.....	4
Section 1.	Form of Application	
Section 2.	Obligations of Applicant	
Section 3.	Preparation of Plan	
Section 4.	When State May Be Interested	
Section 5.	When Other Towns May Be Interested	
Section 6.	Notice of Public Hearing	
Section 7.	Approval or Disapproval	
Section 8.	Sectional Approval	
Section 9.	Commencement of Work	
CHAPTER V	General Requirements.....	6
Section 1.	Conformity To The Town Plan	
Section 2.	Conformity To The Zoning Regulations	
Section 3.	Street Requirements	
Section 4.	Dead-end Streets	
Section 5.	Land Reservations	
Section 6.	Street Intersections	
Section 7.	Parking Area	
Section 8.	Block Dimensions	
Section 9.	Lot Requirements	
Section 10.	Parks, Playgrounds and Parking Spaces	
Section 11.	Low Areas and Fill	
Section 12.	Public Utilities	
CHAPTER VI	Record Plat and Other Drawings.....	8
Section 1.	General	
Section 2.	Map and Drawing Sizes and Specifications	
Section 3.	Record Plat Data Requirements	
Section 4.	Sewage Disposal and Grading Plan Requirements	

Section 5.	Construction Plan Data Requirements	
Section 6.	Construction Profile Data Requirements	
Section 7.	As Built Drawings	
CHAPTER VII	Street Improvements.....	12
Section 1.	Requirements Listed	
Section 2.	Trees and Shrubs	
CHAPTER VIII	Bonds For Completion of Improvements.....	14
Section 1.	Bond Requirements	
CHAPTER IX	Additional Discretionary Powers of the Commission.....	14
Section 1.	Recommendations	
Section 2.	Variance of Regulations	
CHAPTER X	Penalties.....	15
Section 1.	Penalties for Violation	
CHAPTER XI	Amendment, Validity and Effective Date of Regulations.....	15
Section 1.	Amendments	
Section 2.	Validity	
Section 3.	Effective Date	

**LAND SUBDIVISION REGULATIONS
OF THE
TOWN OF TRUMBULL, CONNECTICUT**

CHAPTER I

DECLARATION OF POLICY

It is declared to be the policy of the Planning and Zoning Commission of the Town of Trumbull to consider land subdivisions as a living part of the community, and as a part of a plan for the orderly development and growth of the town. In order that land subdivisions may be made in the best interest of the Town of Trumbull, and in accordance with this policy, and in order that adequate provision may be made for the proper arrangement and development of streets, for open spaces, for recreation, light and air, for the avoidance of undue density of population, for access of fire fighting apparatus to property, and, for proper drainage and sewerage facilities; these Regulations are adopted.

CHAPTER II

IDENTIFICATION AND DEFINITIONS

Section 1. IDENTIFICATION OF REGULATIONS. For the purpose of identification, these Regulations shall be known as the Land Subdivision Regulations of the Town of Trumbull.

Section 2. DEFINITIONS. When used hereafter in these Regulations the following terms are defined as follows:

- (a) ACRE: Forty-three thousand, five hundred and sixty (43,560) square feet.
- (b) COMMISSION: The Planning and Zoning Commission of the Town of Trumbull.
- (c) CUL-DE-SAC: A turnaround on a dead-end street.
- (d) DEAD-END STREET: A street, or a portion of any street, which has no outlet at one end.
- (e) ELEVATION: Measurement of ground height about sea level based on U.S. Coast and Geodetic survey datum.
- (f) GRADE: The number of feet rise in one hundred feet of horizontal distance expressed as percent.
- (g) PLAT: Shall be deemed to be record maps.
- (h) PRINT: Shall include a blueprint, photostat, lithoprint, or other copy which reproduces exactly the data on the original plat or drawing from which it is made.
- (i) RECORD OWNER: The owner of record at the time the application for subdivision is made.
- (j) RESUBDIVISION: A change in a map of an approved or record subdivision, or resubdivision, if such change: (1) affects any street layout shown on such maps, (2) affects

any area reserved thereon for public use. (3) diminishes the size of any lot shown thereon, and creates an additional building lot, (4) changes the number or layout of lots that were initially approved.

- (k) REVISION OF SUBDIVISION: A change in an approved or recorded subdivision or resubdivision which constitutes a change or correction which does not correspond with those under resubdivision.
- (l) STREET: (1) A dedicated street is any street whose location has been approved by official action of the Commission. (2) An accepted street is any street which has become public by virtue of official acceptance by the town after its improvement to town standards. (3) A private street is any street whose location has not been officially approved or accepted by any action of the Commission or the town.
- (m) STREET LINE: The boundary line of a property along a street which defines the rights-of-way, but it is not necessarily the edge of the pavement.
- (n) SUBDIVIDER: Shall include any person, firm, corporation, partnership or association who shall lay out any subdivision, or part thereof, as hereinbefore defined, whether for himself or for others.
- (o) SUBDIVISION: The division of any piece, parcel, or tract of land into three or more lots, plots, sites, or other divisions for the purpose of sale, exchange, gift, devise, or other transfer resulting in a change of ownership, whether immediate or future, as building lots or for development purposes. It shall include any resubdivision of any existing subdivision where the lot lines of more than two lots, as shown on any map filed for record in the Town Clerk's Office will be altered thereby, or where any street line will be altered thereby.
- (p) THESE REGULATIONS: The Land Subdivision Regulations of the Town of Trumbull, Connecticut, as the same are contained herein, and any amendments thereto.
- (q) TOWN PLAN: The comprehensive plan of the Town of Trumbull as prepared by the Commission pursuant to the provisions of the General Statutes of the State of Connecticut as the same may be amended or revised from time to time.
- (r) ZONING REGULATIONS: Those zoning regulations which are in effect at the time when application is made to and officially received by the Commission for subdivision plan approval.

CHAPTER III

RESTRICTIONS AND PROHIBITION

Section 1. SUBDIVISION OF LAND. No subdivision of land shall be made unless the same shall have been submitted to and approved by the Commission.

Section 2. LESS THAN THREE LOTS. The subdivision of a parcel of land into less than three lots need not be submitted to and approved by the commission except in the following instances, to wit:

- (a) where a plot of such subdivision shall have been prepared for deed reference or for exhibition or other use in connection with the sale of the lots therein set forth; or
- (b) where any lots in such subdivision are located on one or more streets which are not public streets or streets appearing upon a map filed for record in the office of the Town Clerk of Trumbull; or

- (c) where any new street or extension of any existing street is created, proposed or made necessary in the subdivision of said parcel of land; or
- (d) where such subdivision fails to conform to the Zoning Regulations of the Town of Trumbull as to lot area, dimension or building requirements.

If in the subdivision of any parcel of land, a waiver of the lot area, dimensions, or building line requirements of the Zoning Regulations of the Town shall have been obtained from the Zoning Board of Appeals, a certified copy of such waiver shall be filed with the Clerk of the Commission before the Commission's approval shall be endorsed on the Plan of such subdivision. The granting of a waiver by the Zoning Board of Appeals shall not constitute any approval of the Plan of Subdivision, but the Commission may act to approve a Plan of subdivision conditional upon the granting of a waiver by the Zoning Board of Appeals.

Section 3. TRANSFER, SALE OR MORTGAGE OF LAND. No person, being the owner or agent of the owner of any land located within the jurisdiction of the Commission, shall transfer, mortgagee, sell or offer for sale, any land by reference to or exhibition of, or by other use of a plan of subdivision before such plan has been approved by the Commission, and recorded and filed in the Office of the Town Clerk; and the description of such land by metes and bounds, or by courses and distances, in the instrument of transfer or other documents used in the process of selling, transferring, or mortgaging shall not exempt the transaction from this section.

Section 4. EXEMPTIONS. The provisions of this Chapter shall not apply to maps made by a licensed land surveyor for the sole purpose of establishing recording or otherwise clarifying boundaries of property previously of record not in violation of Planning or Zoning Regulations of the Town of Trumbull.

Section 5. UNDESIRABLE LAND. Land of such a character that it cannot be used without danger to health or peril from fire, flood or other menace shall not be subdivided for residential purposes nor for such other uses as may increase danger to health, life or property or aggravate flood hazard. When it shall appear to the commission that land proposed for subdivision is not suitable on the grounds specified in this section; the commission may consult with the State Department of Environmental Protection, and shall consult with the Town Engineer, the Health Officer, the Sanitary Inspector, the Building Official, the Inland-Wetland and Watercourses Commission, and the Sewer Commission concerning the Suitability of the said land for subdivision, and may require written reports from any of the said officials concerning the same. Following such consultation, and the receipt of any such report; the commission shall decide whether or not the land in question is suitable for subdivision.

CHAPTER IV

PROCEDURE IN SUBMITTING APPLICATION

Section 1. FORM OF APPLICATION.

- (a) Application for the approval of any subdivision shall be made to the Clerk of the Commission in writing at least twenty-one days prior to any hearing thereon, upon such form as the Commission may prescribe and shall be accompanied by such plats, statements, and data as are herein prescribed. Such application shall be made by the owner or his lawful agent of the land to be subdivided. If the subdivision is proposed by a developer who is not the owner of the land to be subdivided, but who will upon its approval by the commission, either acquire title to or deal with the subdivided land, such application shall be made jointly by the owner and the proposed developer of the land. A fee calculated on the basis of \$3.00 for each lot contained in the proposed subdivision, or a minimum of \$25.00, whichever fee is larger, shall be paid to the Clerk of the commission at the time of filing. (Note-Pursuant to the General Statutes of the State of Connecticut, to be effective October 1, 1975; the following fee is substituted in lieu thereof: the minimum fee to be \$35.00 for each application, and the maximum to be \$5.00 for each lot within the planned subdivision.)
- (b) The Clerk of the Commission shall within a period of time specified by the General Statutes of the State of Connecticut and as the same may be amended from time to time, examine the application and accompanying maps and data, and shall ascertain that there is compliance with the requirements of these regulations as to the obligations of the applicant and the submission of accompanying maps and data: and, if there is such compliance, shall endorse the same "Received by Planning and Zoning Commission", and the date of such endorsement. No application shall be considered as received by the Commission, and advertised for a public hearing as hereinafter provided until such application is so endorsed.

Section 2. OBLIGATIONS OF APPLICANT. In said application, the subdivider shall agree:

- (a) to file the Record Plat in the Office of the Town Clerk within 90 days from the date of its approval by the Commission, or within such extended time periods as the Commission may approve in writing pursuant to the General Statutes of the State of Connecticut and as the same may be amended from time to time. Any plan not so filed or recorded within this time period, or within ninety days of the date upon which such plan is taken as approved by reason of the failure of the commission to act, shall become null and void.
- (b) to carry out the improvements required by the Commission, and improvements shown and intended by the Plan, including any work made necessary by unforeseen conditions which become apparent during construction, all to be completed within one year from the date of approval by the Commission unless an extension of such period is granted in the discretion of the commission. The subdivider shall enter into an Agreement with the Commission, acting through its Chairman, to complete the improvements within the specified time limit. Said agreement shall be in the form set forth in Appendix I, (which form is incorporated herein by reference and made a part hereof). Said agreement shall be executed prior to endorsement of the commission's approval on such plan.
- (c) to post all streets as "Unaccepted Street" until accepted by the town.

- (d) to execute and deliver to the town, on demand, proper deeds and documents for land, easements and rights-of-way reserved by said map for streets, drainage, sewerage, utilities, or any other purpose.
- (e) to offer for acceptance to the town within one year from approval as aforesaid, such streets as are within said subdivision and such other spaces as the applicant proposes for public use. The approval or filing for record of any Plan of Subdivision shall not be deemed to constitute or to be evidence of an acceptance by the Town of any street or other open public spaces shown on said plan or map. Such street acceptance shall be by formal Resolution adopted by the First Selectman, which resolution shall set forth the width and approximate length of the streets accepted, together with the designation of the names by which streets shall thereafter be known. Other public spaces shall be accepted by such a formal Resolution after the adoption of an enabling resolution by the town's legislative body, which shall set forth that such acceptance is for public purposes.
- (f) to save the Town of Trumbull harmless from any liability it may incur because of the failure of the applicant to carry out any of the foregoing provisions.

Section 3. PREPARATION OF PLAN. Each application shall be accompanied by a Plan of subdivision, prepared in accordance with Chapter VI, and Chapter VII of these Regulations, by a land surveyor and/or professional engineer licensed in the State of Connecticut.

Section 4. WHEN STATE MAY BE INTERESTED. Where a proposed road joins with a state highway, the applicant shall obtain a permit for such connection from the Connecticut Department of Transportation.

Section 5. WHEN OTHER TOWNS MAY BE INTERESTED. Whenever any proposed subdivision lies at or near any Town Boundary, the Clerk of the Commission shall within seven days after the receipt of the subdivision map and application for approval, mail a copy thereof to the administrative head of the adjacent town with a request that the proper authorities thereof advise whether it is in harmony with their town plan. If the proposed subdivision abuts or includes land in two or more municipalities one or both of which are within a region or regions having a regional planning agency or agencies; the Commission shall, before approving the plan, submit it to the regional planning agency or agencies of the region in which it or the other municipality is located.

Section 6. NOTICE OF PUBLIC HEARING. Prior to approval or disapproval of any Plan of Subdivision, the Commission shall hold a public hearing thereon, notice of which shall be mailed to the applicant by certified mail and published in a newspaper having a substantial circulation in the Town of Trumbull. This notice shall appear at least twice at intervals of not less than two days, the first not more than fifteen days, nor less than ten days; and the last not less than two days before such public hearing. Such notice shall describe the location of the land to be subdivided and the name of the owner.

Section 7. APPROVAL OR DISAPPROVAL. The Commission shall approve, modify and approve, or disapprove said plan within 65 days from the date of the public hearing, or within such other time as may be specified by the Connecticut General Statutes and as the same may be amended from time to time. Upon approval or disapproval, such action shall be endorsed by the Chairman or Secretary on each copy of the plan on file with the Commission. If such map be disapproved, the reasons therefore shall be stated in the written minutes of the Commission, and the Commission shall return the original plan as submitted by the applicant together with a

statement of its reason for such disapproval. One print of said plan shall be retained for the records of the Commission.

Section 8. SECTIONAL APPROVAL. If the applicant has submitted a plan covering an entire subdivision, the Commission may, in its discretion, act upon a Plan of Subdivision covering only a portion of such subdivision.

Section 9. COMMENCEMENT OF WORK. No clearing of land, road installations or other work in connection with the proposed subdivision shall be commenced until the Plan has been approved, and filed and recorded in the office of the Town Clerk.

CHAPTER V

GENERAL REQUIREMENTS

Section 1. CONFORMITY TO THE TOWN PLAN. All Subdivisions shall conform to the duly adopted and existing Town Plan as approved by the Commission.

Section 2. CONFORMITY TO THE ZONING REGULATIONS. The Plan of Subdivision shall conform to the zoning regulations in effect at the time of approval of such Plan by the Commission.

Section 3. STREET REQUIREMENTS. Streets shall be constructed in accordance with the Road Construction Regulations of the Town of Trumbull, and shall meet the following additional requirements.

- (a) No street shall be proposed which shall be less than 50 feet in width between property lines except upon the recommendation of the Commission in writing, by and with the approval of the First Selectman. Streets located in a Planned Residential Conservation Zone shall have a 50' wide private right-of-way owned and perpetually maintained by the association of owners within said Planned Residential Conservation Zone. Streets which are indicated on the Town Plan to be thoroughfares shall be of such width as the Commission may determine.
- (b) Private streets, alleys and ways shall not be permitted, except for those private streets located within a Planned permitted, except for those private streets located within a Planned Residential Conservation Zone.
- (c) Streets shall be required to intersect one another at as near to a right angle as is practicable, and no intersection shall be at an angle of less than 30° unless necessitated by topographic conditions.
- (d) Whenever any proposed subdivision shall adjoin another tract of acreage, streets that may logically be extended in the event of the subdivision of such adjoining acreage shall be required to extend through to the boundary of the adjoining acreage.
- (e) All proposed streets shall bear tentative names which shall not duplicate the names used to designate any other street in the Town of Trumbull, or be such as to cause confusion by reason of similarity to any other street name in the Town of Trumbull. The tentative

names of all proposed streets shall be subject to the approval of the Commission, and no proper names shall be used.

Section 4. **DEAD END STREETS.** Except where future connections may be possible as determined by the Commission, dead end or cul-de-sac streets shall not exceed 750 feet in length, and shall be equipped with a turn-around roadway at the closed end with minimum radius of 50 feet from the center to the outside edge of the right-of-way. No lot or part of a lot shall be so located as to prevent future extension of a dead-end street where future extension is practicable.

Section 5. **LAND RESERVATIONS.** Reserve strips of land shall not be permitted.

Section 6. **STREET INTERSECTIONS.** Intersecting property lines at street intersections shall be joined by a curve of at least 20 foot radius.

Section 7. **PARKING AREA.** There shall be adequate width and area on every residential lot after the erection of a residence to permit the parking within the lot of at least two cars for each family dwelling unit permitted under the Zoning Regulations of the Town of Trumbull.

Section 8. **BLOCK DIMENSIONS.**

- (a) Intersecting streets shall be laid out at such intervals that block lengths between street lines are not more than 1200 feet, nor less than 400 feet, except when existing conditions, in the opinion of the Commission, justify a variation from this requirement. Minimum widths of blocks shall generally be not less than 300 feet between street lines in residential areas. The long side of blocks shall face the main or more important thoroughfare to reduce the number of intersections thereon.
- (b) Pedestrian ways, twenty feet in width, may be required through blocks or to connect dead-end streets, to provide easier access to parks, schools, playgrounds or other public or semi-public places.
- (c) Permanent easements to the town may be required within blocks at the discretion of the Commission.

Section 9. **LOT REQUIREMENTS**

- (a) **DIMENSIONS OF LOTS.** Lots and building lines shall conform in all respects to the requirements of the Zoning Regulations of the Town Trumbull for the zone in which they are located.
- (b) **LOTS PROHIBITED WHEN.** Lots not having frontage upon public street, or not having frontage of at least 25' upon a private street located in a Planned Residential Conservation Zone, or upon a street laid out in accordance with the requirements of these regulations are prohibited. All lots shall be suitable for the purpose for which they are intended to be used, and no area within a proposed subdivision shall be subdivided into lots for residential purposes if subdividing such area would be dangerous, or injurious to health, would not afford proper provision for sanitation facilities or would not, by reason of conditions shown on the Master Drainage Plan of the Town of Trumbull, allow proper provision for storm drainage. No lot having frontage on parallel streets shall be approved excepting corner lots, lots having a depth of at least 250 feet, or lots which the Commission find to be subject to topographic or other physical conditions requiring such

frontage. Any lot in Residence A zone containing a stream bed shall have a minimum area of at least 26,780 square feet, exclusive of the area of the stream.

(c) **SIDE LOT LINES.** Insofar as practicable, the side lines of all lots shall be at right angles to the street on which the lot faces or radial to curved street lines; and when such an arrangement is not possible, the angular value between the side lot line and the street line shall be shown. Insofar as practicable, town boundary lines shall not cross any lot, but shall be made to constitute one of the lot lines.

(d) **LOT NUMBERS.** All lots shall be numbered. Adjoining or adjacent subdivisions having the same subdivision name shall not duplicate the numbers, but shall, as far as practicable, continue the sequence of numbers used previously for the adjoining land. All lot numbers shall be conspicuously displayed on the plans.

Section 10. PARKS, PLAYGROUNDS AND PARKING SPACES. Due consideration shall be given to the laying out of adequate local parks and playgrounds in residential areas, and to adequate automobile parking spaces in business and industrial areas. The Commission may designate areas to be dedicated to the town for public use, or to be reserved for the common use of all property owners by covenant in deed, and subject to the control of the town under conditions approved by the First Selectman of the Town of Trumbull.

Section 11. LOW AREAS AND FILL. Low areas of the proposed subdivision shall not be filled in until all trees and brush and other growth over 3 feet in height shall have been cleared off. Stumps, trees and brush shall not be used for fill on any land considered to be a building lot, except within 10 feet of any side or rear lot line. Stumps, trees and brush shall not be used on any roadway in the proposed subdivision. Broken pavement or large rocks shall not be used as land fill within 15 feet of any area of a lot to be used for any sanitary system.

Section 12. PUBLIC UTILITIES. In areas served by public water and gas supply, the applicant shall obtain letters from the Bridgeport Hydraulic Company and the Southern Connecticut Gas Company, stating that application has been made for such utilities, that the regulations of these companies have been complied with, and that satisfactory supply and pressure are available to adequately serve the proposed subdivision. If water supply cannot be assured by the Bridgeport Hydraulic Company, a certificate of adequate supply by other means shall be certified by a qualified consultant, and the following note shall be placed on the map: "Public water supply and water main extension not guaranteed by the subdivider or the Bridgeport Hydraulic Company at the time of approval of this subdivision". If water main extension is available, all lots shall be served by public water. All utilities shall be extended to ends of streets, and all services installed to the ends of the streets.

CHAPTER VI

RECORD PLAT AND OTHER DRAWINGS

Section 1. GENERAL. The plan of subdivision shall include a Record Plat of the subdivision prepared for filing in the office of the Town clerk, and such other drawings and statements as are herein prescribed, including a 500' radius map, and plan on tracing paper to an accuracy sufficient for reproduction for assessor's purposes, at a scale of 1 inch=100 feet. Three additional contact prints of the Record Plat and of all other drawings shall be submitted.

Section 2. MAP AND DRAWING SIZES AND SPECIFICATIONS.

- (a) RECORD PLAT. The Record Plat shall be at a scale of not more than 100 feet to 1 inch, drawn on good quality translucent cloth; or it may be printed on polyester film e.g. Mylar or Chronaflex. The map size shall be either 24 inches wide by 36 inches long, or 12 inches wide by 18 inches long. (Note - Pursuant to the General Statutes of the State of Connecticut, to be effective October 1, 1975; the following size is added thereto: 24 inches wide by 18 inches long.)
- (b) PLAN AND PROFILE DRAWINGS. Plan and profile drawings for construction of roads, storm drainage, catch basins, and manholes, sanitary sewers, and detail drawings of special structures shall be submitted on easily readable blue line prints, 22 inches in width and 34 inches long in overall size, and shall have a trim line border of 1 ½ inches on left side for binding, and ½ inch on remaining three sides. Plan and profile drawings shall be drawn to a horizontal scale of one inch to 40 feet, and a vertical scale of one inch to 4 feet.
- (c) AS BUILT DRAWINGS. As-built drawings shall be drawn with India Ink on good quality heavy linen or other acceptable plan and profile tracing cloth, 22 inches in width and 34 inches long.

Section 3. RECORD PLAT DATA REQUIREMENTS. The record plat shall contain the following information.

- (a) North arrow, scale and date.
- (b) The title of the subdivision in lower right corner.
- (c) A certification, signed and sealed by the land surveyor making such survey and plat, who shall be duly registered in the State of Connecticut to make such surveys, that it is made from an actual land survey, and is substantially correct.
- (d) An area along right side of plat shall be provided for Town Clerk's stamp.
- (e) Owner(s) certification and dedication statement and signatures.
- (f) Certification for Planning and Zoning Commission, and signature.
- (g) Courses and distances on all parcel lines, streets, right-of-way lines, and subdivision boundaries.
- (h) Central angles, radius and arc length for all street line curves, street centerline curves and lot line curves relative to each lot; and the square footage of each lot.
- (i) Error of Closure shall not exceed 1:15000 closure for the unadjusted survey traverse.
- (j) Coordination of the intersections of all street centerlines based on State Coordinate System.
- (k) Coordinates of at least two widely separated points based on State Coordinate System.
- (l) The lines of all easements or rights-of-way to which any lots are subject shall be denoted by fine dotted lines. The limits of the easements or rights-of-way shall be definitely stated, and clearly labeled and identified.
- (m) Town boundaries crossing or adjoining the subdivision shall be accurately shown and tied in.
- (n) The location of all monuments, existing and proposed.
- (o) Street right-of-way widths on existing and dedicated rights-of-way.
- (p) Names of dedicated streets.
- (q) Names of adjoining property owners and subdivisions, with record map numbers and related boundaries.
- (r) All lines shown on the map which do not constitute a part of the subdivision itself shall be broken lines or otherwise clearly distinguished from the lines constituting a part of the subdivision.

- (s) The approximate location of all existing buildings, storm drains, sewers, walls, fences, railroads, water mains, telephone, telegraph, electric and gas lines or substations, commercial or television towers, and other existing features.
- (t) The approximate boundaries of all swamps, marshes and other areas covered by water; and the location, width and direction of flow of all water courses, living or dry, and approximate location and dimensions of all existing walling, piping and bridging thereof.
- (u) The zone or zones in which the subdivision lies as established by the Planning and Zoning Commission. In case a zone boundary lies within the limits of the proposed subdivision, its approximate location shall be marked and clearly identified thereon.
- (v) The entire contiguous tract owned by the owner(s) of record.

Section 4. SEWAGE DISPOSAL AND GRADING PLAN REQUIREMENTS. The sewage disposal and grading plan shall include the following information in accordance with Chapter VI, and the Public Health Code of the State of Connecticut.

- (a) Porosity test data, indication of date test taken, and location of test; where sewers are not available.
- (b) Lot lines, numbers and tract boundary line.
- (c) Proposed house location, and driveway.
- (d) Typical septic system layout on each lot, where sewers are not available.
- (e) Location of storm drainage facilities.
- (f) Property contours at 2' intervals, existing and proposed.

Section 5. CONSTRUCTION PLAN DATA REQUIREMENTS. The construction plans shall include the following information.

- (a) Title block in right hand corner.
- (b) Legend as necessary.
- (c) All sheets to be certified by Professional Engineer.
- (d) North to be in direction of between 11 to 3 o'clock on sheet.
- (e) Centerline with 50' stations.
- (f) Right-of-way lines, and dimensions.
- (g) Intersecting lot lines, and lot numbers.
- (h) Bearing and distances, horizontal curve data for centerline control, stations for all pin locations.
- (i) Lot dimensions along right-of-way lines.
- (j) Monument locations, and stations.
- (k) Curb lines, and centerline relationship.
- (l) Utility locations, poles, hydrants, water and gas shut-offs.
- (m) Topographical data, i.e., stone walls, driveway locations, utilities, guard rails, brooks, ledge, etc., - adjacent to construction.
- (n) Catch basin locations and stations.
- (o) Headwall locations, and stations.
- (p) Storm drain locations including house drains, pipe sizes, and depth.
- (q) Manholes.
- (r) Paving limits, and notations to clearly indicate limits of work.
- (s) Detailed drawings of non-standard structures.
- (t) Roadway cross section (typical or otherwise) showing town standard cut and fill treatment.
- (u) Benchmarks with elevation based on mean sea level.
- (v) Full plan of all easements.
- (w) Existing utilities.

- (x) All structure locations on adjacent properties where such structure affects design of facilities on this plan.
- (y) The basis of design for all storm drainage design in area, formula and constants used.

Section 6. CONSTRUCTION PROFILE DATA REQUIREMENTS. The construction profile shall include the following information.

- (a) Title block in right hand corner.
- (b) Legend as necessary.
- (c) All sheets to be certified by Professional Engineer.
- (d) Stationary along the bottom of profile grid.
- (e) Existing ground profile of centerline and both right-of-way lines. Profile to extend 150 feet beyond the limits of construction.
- (f) Notations to clearly indicate limits of work.
- (g) Centerline of pavement grades:
 - Elevations on 50' stations for straight grades.
 - Elevations on 25' stations for vertical curves.
- (h) Vertical curve data:
 - VPI elevations and stations.
 - Grade of both tangents.
 - Length of vertical curve.
 - Stopping site distance (if required).
- (i) Storm drains, sewers, and utilities:
 - Length of pipe, size, type and grade.
 - Invert elevations at structures.
 - Location and elevation of subsurface utility lines.
- (j) Easements:
 - Existing centerline profile and grade.
 - Finished centerline profile.
 - Existing easement line profile.
 - Pipe length, size, type and grade.
 - Structures.
 - Invert elevations at structures.
- (k) When a section of pavement has to be warped, both gutter profiles must be shown along with spot elevations on the plan to the limits of warped section.
- (l) At all intersections, spot elevations shall be shown on curb returns of intersected streets to show direction of gutter flow.
- (m) Cross sections shall be provided to show whether or not slope rights or retaining walls are needed where deep cuts or fills are proposed.
- (n) Datum elevation on profile grid based, where possible, on USGS or State Highway Datum. If assumed datum is used, it shall be so noted.

Section 7. AS BUILT DRAWINGS. Drawings shall be prepared in accordance with Town Engineer requirements and shall contain all of the data as required under the construction plan and profile requirements showing all improvements as actually constructed.

CHAPTER VII

STREET IMPROVEMENTS

Section 1. REQUIREMENTS LISTED. Within one year after the effective date of approval of the Plan of Subdivision, or within such longer time as the Commission may approve in writing; the applicant shall complete the following minimum street improvements, and conform to the Road Construction Regulations adopted by the First Selectman and the Town Engineer.

COPIES OF THE ROAD CONSTRUCTION REGULATIONS
MAY BE OBTAINED FROM THE TOWN ENGINEER.

- (a) Streets shall be at least 50 feet wide, except where greater width may be specified by the Commission. They shall be graded and improved with pavement, curbing, drainage facilities, water and gas where applicable. The Subdivider Shall Install Underground Service Connections to the property line of each lot within the subdivision for the above utilities before the street is paved.
- (b) All streets shall be graded to the full width from street line to street line. Pavement shall be designed with an allowance of 10 feet, including curbing, on each side for sidewalk area, and shall have a crown of at least 6 inches. The sidewalk area shall have an approximate cross slope of $\frac{1}{4}$ inch to 1 inch per foot beginning at the top of the curbing. The slope for earth fill or cut shall not exceed a slope of 1 on 1 $\frac{1}{2}$ beyond the sidewalk area or street line.
- (c) The minimum grade for any street shall be 1%; the maximum grade shall not exceed 8%, joined by vertical curves, in accordance with good engineering practice provided, however, that in residential zones the Commission may permit a maximum gradient of 12%.
- (d) All loose rock and sod shall be removed from the street areas. All excavations shall be brought to the proper line and grade and thoroughly compacted.
- (e) The design and construction of all the above improvements shall be subject to the approval of the First Selectman and the Town Engineer. All such work shall be subject to inspection as provided in the Road Construction Regulations. No sub-grades, storm or sanitary sewers, drains, culverts or bridge work shall be covered until inspected and approved by the First Selectman or his authorized agent; and the gravel surface shall not be paved until so inspected and approved. All storm drains required by good construction practice, as specified by the Town Engineer, shall be built. Storm drains shall include all necessary pipe lines, manholes and catch basins, sufficient and adequate to provide proper drainage for all storm water expected to enter the pipes from the proposed subdivision and from other adjacent properties which drain across the area of the proposed subdivision.
- (f) To insure the proper installation of the street improvements hereinbefore provided, including storm and sanitary sewers, to the specifications required in the Town of Trumbull, and in conformance with the detailed plans which shall have been agreed upon at the time of the approval of the Plan of Subdivision; the applicant shall employ an engineer or land surveyor licensed by the State of Connecticut to establish the lines and grades of the street improvements hereinbefore provided, and to supervise the construction thereof. The engineer in charge shall submit signed statements at completion of work certifying that roads and all drainage structures and pipes have been constructed in conformance with plans and profiles on file with the Town Engineer.
- (g) Sanitary sewers shall be built where connections to public sewers are available, or are to be available in the near future.

- (h) Permanent Survey Markings of all new streets shall be installed using iron pins, or reinforced concrete monuments. The pins shall be at least 18 inches long, and a minimum of 5/8 inches in diameter. The monuments, shall be at least 3 ½ feet long, 6 inches square on top, and 8 inches square on the bottom, with a brass or copper plug, drill hole or cross in the top center. Monuments shall be set on the center lines at critical survey points, viz., points of curvature or tangency, in such a manner that in every case at least two points are visible from each other; and shall be set at any other points required by the Town Engineer. Monuments shall be set in such a manner that they can be easily found; with earth packed around them firmly to prevent displacement from the exact point which they are intended to mark.
- (i) Street signs showing the names of the intersecting streets shall be erected at each intersection. Such signs will be furnished by the Town to the owner or subdivider at actual cost.

Section 2. TREES AND SHRUBS. All existing trees and shrubs standing within, or whose branches or roots project within the rights-of-way of proposed streets and other public grounds, and which because of their location, species, and condition are suitable for preservation shall be shown on the subdivision plan, and shall be preserved. New trees shall be planted as necessary along streets, set back ten or more feet from the front lot line, to obtain intervals of approximately 50 feet between street trees. Existing trees may be substituted for new plantings if recommended by the Tree Warden, and approved by the Commission. Such preservation of existing trees and planting of new trees shall be subject to the approval of the Commission, which shall be guided by the recommendations of the Town Tree Warden as to the number, location, condition, and species of such trees and by the Standard Arboricultural Specifications and Standards of practice recommended by the National Shade Tree Conference. All other trees and shrubs shall be cleared from the proposed street rights-of-way and public grounds by the subdivider or developer. Trees and shrubs which, in the opinion of the Tree Warden, will not withstand grade change, root damage, change in water table or drainage, or which might prove a future liability to the Town of Trumbull, will be removed by the sub-divider or developer if required by the Commission. Trees planted by subdividers in new and unaccepted streets must fall within the qualifications of the following tree list, or such other trees as may be approved by the Tree Warden. All trees must be balled and burlapped nursery stock, and at least 1 ½ inches in diameter measured at 8 inches above ground level. The determination of the proper category will be at the discretion of the Tree Warden.

TREE LIST

TALL GROWING TREES. These species will be planted in open spaces where they have sufficient room to develop.

Tall Growing Species: Oaks, Green Ash, Sweet Gum London Plane, Little Leaf Linden, Beech.

LOW GROWING TREES. These species of trees will be planted in limited space area; i.e., near utility wires, buildings, etc.

Low Growing Species: Golden-Rain Tree, Snowdrift Crab Apple, Kwanson Oriental Cherry, Bradford Callery Pear, Korean Dogwood, Korean Callery Pear.

CHAPTER VIII

BONDS FOR COMPLETION OF REQUIREMENTS

Section 1. BOND REQUIREMENTS. To assure that the subdivider complies with the requirements of the agreement referred to in Chapter IV, Section 2 (b) including (a) the grading of lots as required by the Plan and the completion of the street improvements as shown on the plan and in accordance with these regulations, and the road construction regulations including, but not limited to, the setting of monuments, the construction and paving of roads and the installation of required drainage facilities, storm and sanitary sewers, water courses and bridges, within one year of the date of the approval of the Plan of Subdivision or within such other period of time as the Commission shall have provided as a condition to the approval of said plan, and (b) where required by the Commission and acceptable to the Town, the dedication of any land or street improvements to the Town, within three months after the completion of such improvements, the applicant shall file with the Commission a bond, which bond shall consist of a certified check payable to the Town of Trumbull, in an amount sufficient to insure the full completion of the improvements, as calculated by the Commission on the bond calculation form, and with surety satisfactory to the Commission. Said bond shall be conditioned that subdivider perform, within one year of the date of the approval of the Plan of subdivision or such longer period as the Commission may approve in writing, the obligations set forth in the agreement referred to in Chapter IV, Section 2 (b) of these regulations. The amount of said bond shall be determined by the use of a bond calculation form on which there shall be estimated the cost of streets, sidewalks, curbs, drains, manholes, catch basins, monuments, trees, street signs, and any other work or installations which the Commission shall require. Said bond shall be equal in amount to the total estimated cost as calculated on said form. Said bond shall be filed with the Commission before the approval by the Commission of said Plan of Subdivision shall be endorsed thereon, and shall not be released until six (6) months after all streets within the subdivision have been accepted by the town.

The Commission shall recommend to the First Selectman that streets be accepted only after it shall have received written certification from the Town Engineer that the subdivider has complied with all of the conditions set forth in the agreement executed pursuant to Chapter IV, Section 2 (b) of these regulations. No Building Permit shall be issued as to any lot in said subdivision until the building Official shall have received written notice from the Commission that said bond has been filed.

CHAPTER IX

ADDITIONAL DISCRETIONARY POWERS OF THE COMMISSION

Section 1. RECOMMENDATIONS. In all subdivisions, the Commission may make such recommendations as shall seem to it necessary to preserve and enhance scenic values, the environmental quality, and conditions making for excellence of residential, commercial or industrial development, as the case may be. •Land with existing slopes of more than 25 per cent, or areas which have been designated as inland wetlands, or areas lying within a 100-year flood plain mapped by the Federal Flood Insurance Administration is environmentally sensitive land, and shall be excluded from the minimum lot size or acreage requirements set forth on the schedule in Article III of the Zoning Regulations, to the extent that such environmentally sensitive land exceeds 50 per cent of such parcel. •

Section 2. **VARIANCE OF REGULATIONS.** In any case in which it receives a specific written application therefor, the Commission may, at its discretion, vary any of the foregoing regulations, provided said variance may be granted in such a way as to grant relief, and at the same time protect the public interest and general welfare and carry out the intent of these Regulations.

CHAPTER X

PENALTIES

Section 1. **PENALTIES FOR VIOLATION.**

- (a) Any person, firm or corporation making any subdivision of land without the approval of the Commission shall be fined not more than two hundred dollars for each lot sold or offered for sale or so subdivided, as provided by law.
- (b) No building permit shall be issued, and no building or structure shall be erected in an unapproved subdivision, or on an unaccepted street except in the case of streets which were open and actually in use for vehicular travel on June 20, 1938. Any building erected in violation hereof shall be deemed an unlawful structure, and the Town, through the appropriate officer, may take action to enjoin the erection of such structure or cause it to be evacuated or removed. Any person, firm or corporation erecting a building or structure in an unapproved subdivision or on an unaccepted street, except as provided in this section, may be fined not more than two hundred dollars for each building or structure or part thereof so erected, in addition to the relief herein otherwise granted to the Town.
- (c) Any person, firm, corporation, partnership or association who shall violate any other provision of the regulations, shall, upon conviction thereof, be punishable by a fine of not more than \$200.00. Nothing herein contained shall be deemed to bar any legal or equitable action to restrain or enjoin any act in violation of these regulations. Any person, firm, or corporation found guilty of any violation under this Chapter, who, after notification in writing by the Secretary of the Planning and Zoning Commission, shall thereafter continue such violation shall be fined not more than \$200.00 for each day of such continued violation.

CHAPTER XI

AMENDMENT, VALIDITY AND EFFECTIVE DATE OF REGULATIONS

Section 1. **AMENDMENTS.** The Commission may from time to time modify, supplement or amend any of the Regulations herein contained, as provided by law.

Section 2. **VALIDITY.** If any section, subsection, paragraph, sentence, clause or phrase in these Regulations or the application thereof to particular circumstances shall be for any reason held to be invalid or unconstitutional by a decree or decision of any court of competent jurisdiction, the application of such portion to other circumstances and the validity of any other section of remaining portion of these regulations shall not be affected or impaired.

Section 3. **EFFECTIVE DATE.** These Regulations, as amended, and the Appendices thereto shall be effective July 31, 1975.

APPENDIX I

AGREEMENT TO COMPLETE SUBDIVISION IMPROVEMENTS

WHEREAS _____ of _____

(hereinafter called the Subdivider) has applied to the Planning and Zoning Commission of the Town of Trumbull (hereinafter called the Commission) for approval of a certain plan for the subdivision of land in the Town of Trumbull, which plan is shown on a map entitled " _____ "dated _____ and prepared by _____; and

WHEREAS the Commission has approved said plan on condition that the Subdivider file with the Commission a cash bond, satisfactory to the Commission, in the amount of _____ Dollars, securing to the Town the actual completion within one year from date hereof, or such longer period as the Commission may approve in writing of certain work and installations required by the Commission, as more fully appears from the files of the Commission relating to the Subdivider's application for approval of the subdivision; and

WHEREAS, the Subdivider is required to offer for acceptance by the Town all streets lying within said subdivision:

NOW THEREFORE. The Subdivider and the Commission agree as follows:

1. The Subdivider hereby agrees to complete within one year from the date hereof, or such longer period as the Commission may approve in writing, certain work and installations required by the Commission as more fully appears from the files of the Commission relating to the Subdivider's application for approval of the aforesaid subdivision (which files are hereby incorporated herein by reference and made a part hereof) all in accordance with the subdivision regulations and road construction regulations of the Town of Trumbull, and to the satisfaction of the Town Engineer.
2. The Subdivider hereby agrees to pay promptly for all materials furnished and labor supplied or performed in connection with the aforesaid work and installations.
3. The Commission hereby agrees that upon certification by the Town Engineer that the work and installations have been completed as required by the terms of this agreement, the Commission will recommend to the First Selectman that the streets within said subdivision be accepted by the Town and that all liability of the Subdivider and any surety be discharged, after the expiration of six months from the date when all such streets have been accepted.

In the presence of:

BY _____

Owner

Planning & Zoning Commission

Chairman

INDEX

Acre (definition of)	1
Agreement to complete Improvements	4, 16
Appendix I	4, 16
Application fees	4
Application, form of	4
Application, Received by Commission	4
Approval	5, 14
Approval (Sectional)	6
As Built Drawings	9, 11
Benchmarks	11
Bond (amount of)	14
Bond (bank book)	14
Bond (Calculation form)	14
Bond (filing of)	14, 16
Bond (form of)	14, 16
Bond (release of)	14
Bond (surety)	14
Building Official	3, 14
Building Permits	14, 15
Catch basins	10
Commission (definition of)	1
Construction plan requirements	10
Construction profile	11
Contours	10
Coordinates	9
Courses and distances	9
Cul-de-sac (definition of)	1
Datum elevation	11
Department of Environmental Protection (State)	3
Disapproval	5
Drainage Plan, Master	7
Easements	5, 7, 9, 11
Elevation (definition of)	2
Environmental quality, preservation of	14
Error of Closure	9
Fees	4
Fines	15
First Selectman	5, 12, 14, 16
Grade (definition of)	1
Grading plan	10, 14
Headwalls	10
Health Officer	3
Improvements (completion of)	4, 12, 14
Inland-Wetland & Watercourses Commission	3
Inspection	12
Land reservations	7
Land surveyor	3, 5, 9, 13
Lot, depth of	7
Lot dimensions	7, 10

Lot frontage.....	7
Lot numbers.....	8, 10
Lots (side lines).....	8
Lots (square footage).....	10, 13
Monuments.....	9, 10, 13, 14
Owner of record.....	1, 4, 10
Parking area.....	7, 8
Parks and playgrounds.....	8
Pedestrian ways.....	7
Plat (definition of).....	1
Plan and profile drawings (size and specifications).....	9
Policy (definition of).....	1
Porosity tests.....	10
Preparation of plan.....	5
Print (definition of).....	1
Professional Engineer.....	5, 10, 11, 13
Profile requirements.....	11
Property owners (adjoining).....	9
Public Hearing, Notice of.....	5
Public Utilities.....	8, 10, 12
Radius map.....	8
Record owner (definition of).....	1
Record plat (definition of).....	1
Record plat (filing of).....	4, 9
Record plat requirements.....	9
Regional Planning Agency.....	5
Regulations (definition of).....	2
Resubdivision (definition of).....	2
Road Construction Regulations.....	6, 12 14, 16
Roadway cross sections.....	10, 12
Sanitary sewers (public).....	12
Sanitary systems.....	8, 10, 14
Sewer Commission.....	3
Sidewalk Area.....	12
Stations.....	10
Storm drainage design.....	10, 12
Stream beds.....	7, 8, 10
Street (acceptance of).....	4, 14, 16
Street (accepted, definition of).....	2
Street (block dimensions).....	7
Street (connection to state highway).....	7
Street (cross section).....	10, 11
Street (curves).....	13
Street (dead-end).....	7
Street (dead-end, definition of).....	1
Street (dedicated).....	2
Street (definition of).....	2
Street (grade).....	12
Street Improvements.....	12, 13
Street intersections.....	6, 7, 11
Street length.....	7

Street line (definition of)	2
Street names.....	6, 9
Street pavement.....	12, 14
Street posting	4
Street (private)	2, 6
Street (public).....	2, 3, 7
Street signs	13
Street requirements.....	6
Street (unaccepted).....	4, 15
Street width	6, 9, 12
Subdivider (definition of).....	2
Subdivision approval	5, 14, 16
Subdivision (definition of)	2
Subdivision (description by other means).....	2, 3
Subdivision of land	2, 4
Subdivision (less than three lots).....	2, 3
Subdivision revision (definition of)	1
Subdivision (sectional approval).....	6
Subdivision (transfer, sale or mortgage of land)	3
Subdivision (unapproved).....	3, 15
Subdivision (undesirable land)	3
Town boundary	9, 8, 10
Town Clerk.....	4
Town Engineer	3, 12, 13, 14, 16
Town Plan	2, 6
Tree List.....	13
Trees and shrubs	8, 13
Variance of Regulations	15
Violations	15
Waiver of Zoning Regulations	3
Work (commencement of).....	6
Work (completion of).....	12, 16
Zones or zone boundaries.....	10
Zoning Board of Appeals.....	3
Zoning Regulations	2, 6, 7