

TOWN OF STOCKBRIDGE SUBDIVISION LAW

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Adopted Nov. 3, 1993
amended May 6, 1996

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ARTICLE 1 DECLARATION OF POLICY

It is declared to be the policy of the Town of Stockbridge to consider land Subdivision Plats as part of a plan for the orderly, efficient, and economical development of the Town. This means, among other things, that land to be subdivided shall be of such character that it can be used safely for building purposes without danger to health or peril from fire, flood or other menace; that proper provision shall be made for drainage, water supply, sewerage and other needed improvements; that all proposed lots shall be so laid out and of such size as to be in harmony with the development pattern of the neighboring properties; that the proposed streets shall compose a convenient system conforming to the Land Use Map, and shall be properly related to any formally adopted Town policies or plans, and shall be of such width, grade and location as to accommodate the prospective traffic, to facilitate fire protection and to provide access of firefighting equipment to buildings; and that proper provision shall be made for open spaces for parks and playgrounds.

Section 110. Enactment and Authorization

By authority of the resolution of the Town Board of the Town of Stockbridge pursuant to the provisions of Article 16 of the Town Law of the State of New York, the Stockbridge Planning Board is authorized and empowered to:

1. Approve, conditionally approve, or disapprove plans showing lots, blocks, or sites, with or without roads or highways.
2. Approve preliminary plats.
3. Pass and approve the development of entirely or partially undeveloped plats already filed in the Office of the County Clerk.

Section 120 Title

This law shall be know as "the Town of Stockbridge Subdivision Law".

Section 130 Effective Dates

This law shall take effect upon filing with the secretary of state.

Section 140 Purpose

The purpose of this law is to provide for orderly efficient growth within the community, and to afford adequate facilities for the transportation, housing, comfort, convenience, safety, health, and welfare of its population.

Section 150 Administration

This subdivision law shall be administered by the Planning Board and the Codes Enforcement Officer.

Section 160 Separability

The invalidity of any provision of this law shall not invalidate any other provision.

Section 170 Amendment

The Town Board may amend this law by the adoption of a local law.

Section 180 Waiver

When in the opinion of the Planning Board undue individual hardship may result from strict compliance with this law, it may administer this law so that substantial justice may be done and the public interest secured, provided that such administration will not have the effect of nullifying the intent and purpose of this law.

Section 190 Fees

190.1 Minor Subdivisions

All applications for Plat approval for Minor Subdivisions shall be accompanied by a fee of \$25.00 dollars and \$5.00 dollars per lot.

190.2 Major Subdivisions

All applications for Plat Approval for Major Subdivisions shall be accompanied by a fee of \$50.00 dollars and \$5.00 dollars per lot.

190.3 Other Fees

If the Planning Board decides it is necessary to hire an outside consultant to assist in the review of the subdivision proposal, the Planning Board may charge an additional fee to the applicant in order to cover the actual costs of such a review.

ARTICLE 2. DEFINITIONS

For the purpose of this law, words and terms used herein are defined as follows:

- Cluster** A development approach in which building lots may be reduced in size and buildings sited close together, usually in groups or clusters, provided that the total development density does not exceed that which could be constructed on the site under the Town's Land Use Law and these Subdivision Regulations. The additional land that remains undeveloped is then preserved as open space and recreational land.
- Codes Enforcement Officer** Any person appointed, designated, or otherwise retained by the Town Board to carry out the functions assigned to such person according to this law.
- Final Plat** A drawing, in final form, showing a proposed subdivision containing all information or detail required by law and by these regulations, to be presented to the Planning Board for approval, and which if approved, shall be duly filed or recorded by the applicant in the office of the County Clerk.
- General Plan** A comprehensive or master plan for the development of the Town prepared by the Planning Board pursuant to Section 272-a of the Town Law.
- Official Submission Date** The date on which an application for plat approval, complete and accompanied by all required information, endorsements and fees, has been filed with the Planning Board and the Planning Board has determined that the application is complete.
- Planning Board** The Stockbridge Town Planning Board
- Preliminary Plat** A drawing or drawings clearly marked "Preliminary Plat" showing the layout of a proposed subdivision, submitted to the Planning Board for approval prior to submission of the plat in final form, and of sufficient detail to apprise the Planning Board of the layout of the proposed subdivision.
- Resubdivision** The division of any previously subdivided lot. For the purposes of this law, resubdivisions shall be considered subdivisions and shall be subject to the same law.
- Road, Major** A road intended to serve heavy flows of traffic from minor roads or as a business road providing access to business properties.

Road, Minor A road intended to serve primarily as an access to abutting residential properties.

Sketch Plan A sketch of a proposed subdivision to enable a subdivider to save time and expense in reaching general agreement with the Planning Board as to the form of the layout and the objectives of this law.

Subdivider Any person, firm, corporation, partnership or association who shall lay out, for the purpose of sale or development either by the subdivider or others, any subdivision or part thereof as defined herein.

Subdivision Division of any parcel of land into lots, blocks, or sites for the purpose of conveyance, transfer of ownership, improvement, building development, or sale. The term shall include resubdivision. There are two types of subdivisions.

Subdivision, Major A subdivision containing five (5) or more lots, or any subdivision requiring a new road or roads.

Subdivision, Minor A subdivision containing three (3) or four (4) lots fronting on an existing road.

ARTICLE 3 REVIEW AND APPROVAL PROCEDURE

Section 310 General

310.1 Minor subdivisions shall be processed in the following stages:

1. Sketch Plan Conference
2. Public Hearing
3. Final Plat approval

310.2 Major subdivisions shall be processed in the following stages:

1. Sketch Plan Conference
2. Public Hearing
3. Preliminary Plat approval
4. Optional Public Hearing
5. Final Plat approval

Section 320 Pre-Application Procedures

Prior to the preparation and submission of a plat for approval, the subdivider should proceed to gather the necessary information and data on the existing conditions at the site. The subdivider should study the site suitability and opportunities for development; presumably he will discuss financing, planning and marketing with lending institutions. The subdivider should develop a preliminary layout in sketch form, which in turn should be submitted to the Planning Board for advice and assistance and should include a preliminary environmental assessment form (Short or Full Form, as appropriate). The sketch plan should include the information identified in Articles 4 and 5. To avoid undue expense at this stage, the subdivider may draw the sketch plan on an existing survey or tax map.

Section 330 Sketch Plan Conference

The subdivider should request an appointment with the Planning Board for the purpose of reviewing the sketch plan. The Planning Board Clerk will notify the subdivider of the time, date, and the place that the Planning Board will meet to consider and review such sketch plan and the subdivider's intentions as they relate to any formally adopted plans or policies of the Town of Stockbridge and to the design standards and improvement requirements of these regulations. This meeting is intended to assist the subdivider in the planning and preparation of the preliminary or final plat to save both time and money in preparing maps and plans.

This step does not require formal application, fee, or filing with the Planning Board.

330.1 Subdivision Classification

The Planning Board will classify the plan as a minor or major subdivision as defined by this law. Subdivisions classified as minor may proceed directly to preparation of a final plat without submission and approval of a preliminary plat, which shall be required for a major subdivision.

330.2 Adverse Natural Features Review

The Planning Board shall review the location of the proposed subdivision for the presence of any adverse natural considerations limiting development on the site, as indicated by available maps of such physical limitations to development. If the site falls within areas on the Soil Survey maps shown as having "moderate" or "severe" limitations, within flood hazard areas, or within areas of unique hydrologic or natural habitat areas (including wetlands), the Planning Board may require the subdivider to consult with the appropriate technical review or assistance agencies (such as, but not limited to, the Soil Conservation Service, the County Health Department, the Army Corps of Engineers, and the State Department of Environmental Conservation) to determine appropriate measures to mitigate or eliminate such problems or conflicts. The recommendations of such agencies shall not be binding on the Planning Board or the subdivider.

The Planning Board may require that special design techniques, conservation easements, or both be used to avoid development in these critical resource areas, and the Board shall not approve a sketch plan that has failed to adequately address these critical resource concerns (soils, flood hazards, and hydrologic and natural habitat resources).

Section 340 Agricultural Subdivision Waiver

If, at the sketch plan conference, the Planning Board determines that: 1) the subdivision is for agricultural purposes only and does not involve the creation of new building lots, 2) it does not involve the creation of a new road or highway, 3) it does not include more than one already-developed residual residential lot of less than five (5) acres in area, and 4) any such single residual residential lot conforms to the dimensional standards for its Land Use District of the Land Use Law, then the Planning Board may waive certain subdivision procedures and the submission of information normally required for Planning Board approval of the final plat for filing. Unless otherwise specified by the Planning Board, such an agricultural subdivision final plat therefore may be approved by the Planning Board and signed by its Chairman upon submission of only the information and material for minor subdivision listed in Sections 410.1; 410.2 a, b, & c; 410.4; 410.5; and 410.7 (short form EAF).

Section 350 Two-Lot Subdivision Waiver

Two-lot subdivisions shall be exempt from provisions of this law governing minor and major subdivisions upon review of the Planning Board and that Board's written waiver. The waiver must state that the proposed subdivision would result in both new lots being in conformity with the Town of Stockbridge Land Use Law, and that the parcel being subdivided is not itself the result of a previous subdivision that took place since the date of adoption of this law. This exemption may not be applied to resubdivision of previously subdivided lots.

Section 360 Madison County Department of Health

Madison County Department of Health approval may be required for any subdivision containing five (5) or more lots created within a three-year period. Early contact by the subdivider with this department is advised.

Section 370 Preliminary Plat

All major subdivisions shall be subject to the Preliminary Plat requirements, as specified herein. The subdivider shall file an application for approval of the Preliminary Plat on forms available at the Town Office accompanied by all documents specified in Article 5, Section 510 herein.

370.1 Review of Subdivision

Following the review of the Preliminary Plat and supplementary material submitted for conformity to this law, and following negotiations with the subdivider on changes deemed advisable and the kind and extent of improvements to be made by the subdivider, the Planning Board shall hold a public hearing. This hearing shall be held within forty-five (45) days of the official submission date of the plat. The subdivider or the subdivider's representative is expected to attend the hearing. This hearing may also fulfill the hearing requirements for the State Environmental Quality Review Act. Within forty-five (45) days from the public hearing, the Planning Board shall approve, approve with modifications, or disapprove the preliminary plat and, in the last case, it shall state its reasons for disapproval.

370.2 Notice of Public Hearing

The hearing shall be advertised at least once in the Town's designated Official Newspaper at least five (5) days before the hearing. Notice of the hearing shall be mailed to the owners of all adjoining properties of the subdivided property at least five (5) days before the hearing.

370.3 State Environmental Quality Review (SEQR)

Lead agency for the SEQR process shall be determined according to procedures outlined in Section 617.6 of the SEQR Regulations. Either: (1) a determination of no significant environmental impact (Negative Declaration) made by the lead agency in accordance with the SEQR Regulations' Section 617.11 or (2) the lead agency's receipt of a Draft Environmental Impact Statement (DEIS) is required before the Preliminary Plat may be approved. The 45-day period within which the public hearing must be held does not begin until the lead agency has either issued a Negative Declaration or received from the subdivider a DEIS. The public hearing shall be used to solicit comments on the DEIS.

370.4 Notice of Decision

The action of the Planning Board shall be noted on three (3) copies of the Preliminary Plat and reference shall be made to any modifications determined to be necessary. One (1) copy shall be returned to the subdivider and the other two (2) copies retained by the Planning Board.

370.5 Effect of Approval

Approval of a preliminary plat shall not constitute approval of the final plat. The preliminary plat shall be a guide to the preparation of the final plat. Before submission of the final plat or any portion thereof for formal approval, the subdivider must comply with this law and all requirements set forth by the Planning Board in its review of the preliminary plat, as well as with any modifications or stipulations required by the Madison County Department of Health.

Section 380 Final Plat

All subdivisions, as defined herein, shall require Final Plat approval by the Planning Board.

The subdivider shall file an application for Final Plat approval on forms available at the Town Office, and the application shall be accompanied by documentation as specified in Article 5 herein to the Planning Board. Such application shall be submitted at least ten (10) days prior to the meeting at which it is to be considered by the Planning Board and no later than six (6) months after the date of the preliminary plat approval.

380.1 Optional Public Hearing

A public hearing may be held by the Planning Board after a complete application is filed and prior to rendering a decision. This hearing shall be held within forty-five (45) days of the official submission date of the plat. The subdivider or the subdivider's representative is expected to attend the hearing. The Planning Board shall approve, conditionally approve, or disapprove the Final Plat within forty-five (45) days of the public hearing.

If disapproved, the grounds for disapproval shall be stated in the record of the Planning Board, including reference to the section violated by the plat. Failure of the Planning Board to render a decision within the stated forty-five (45) day period shall be deemed final approval of the plat.

380.2 Notice of Public Hearing

The hearing shall be advertised at least once in a newspaper of general circulation in the town at least five (5) days before the hearing. Notice of the hearing shall be mailed to the owners of all properties adjoining the subdivided property at least five (5) days before the hearing.

380.3 Waiver of Public Hearing

If the final plat is in substantial agreement with the preliminary plat, the Planning Board may waive the public hearing requirement. If no hearing is held, the Planning Board shall approve, conditionally approve, or disapprove the plat within forty-five (45) days of the official submission date.

380.4 State Environmental Quality Review (SEQR)

The Planning Board's action on the subdivision plat shall include either a Negative Declaration or the Final Environmental Impact Statement and a statement of findings on the subdivision, as required under Section 617.9 of the SEQR Regulations.

380.5 Notice of Decision

The subdivider shall promptly be notified of the final action of the Planning Board; and the subdivider shall record the Final Plat, or section thereof, in the Office of the Clerk of Madison County, New York, within sixty (60) days after the date of approval; otherwise the plat shall be considered void and must again be submitted to the Planning Board for approval before recording in the Office of the Clerk of Madison County, New York.

380.6 Conditional Approval

Upon conditional approval of such final plat the Planning Board shall empower a duly authorized officer to sign the plat upon completion of such requirements as may be stated in the resolution. The plat shall be certified by the Town Clerk, and a certified statement of such requirements shall accompany such plat which, when completed, will authorize the signing of the conditionally approved final plat. Upon completion of such requirements the plat shall be signed by said duly authorized officer of the Planning Board. If the requirements are not completed by the deadline set in the resolution granting conditional approval, the conditional approval shall expire, and the applicant must reapply. The Planning Board may, however, extend the expiration time for a period not to exceed six (6) months.

ARTICLE 4 MINOR SUBDIVISION

Section 410 Information Required for Minor Subdivisions

The following shall be submitted with applications for approval of a final plat for a minor subdivision:

- 410.1. Name and address of subdivider and professional advisors, including license numbers and seals.
- 410.2. One copy of the minor subdivision plat that is to be submitted to the County Clerk, drawn with ink on appropriate material, plus two (2) paper copies. The plat map (drawn by a licensed surveyor at a scale of one (1) inch to one hundred (100) feet, unless otherwise specified by the Planning Board) shall contain the following information:
 - a. Subdivision name, scale, north arrow, and date;
 - b. Subdivision boundaries;
 - c. Contiguous properties and names of owners;
 - d. Existing roads, utilities, and structures;
 - e. Water courses (including all FEMA Special Flood Hazard Areas), marshes (including DEC-delineated wetlands), wooded areas, and other significant physical features on or near the site;

- f. Proposed pattern of lots, including lot widths and depths, road layout, open space, drainage, sewerage, and water supply;
 - g. Land contours at ten-foot (10') intervals, or other suitable indicators of slope.
- 410.3. Copy of tax map(s).
 - 410.4. Existing and/or intended restrictions on the use of land, including easements, covenants, and applicable Town of Stockbridge land use districting.
 - 410.5. Total acreage of subdivision and number of lots proposed.
 - 410.6. Building types and approximate size and cost.
 - 410.7. Environmental Assessment Form (EAF). Long or short form as required by the Planning Board
 - 410.8. On-site sanitation and water supply facilities shall be designed to meet the specifications of the State Department of Health, and a statement to this effect shall be made on the application.
 - 410.9. Additional information as deemed necessary by the Planning Board.
 - 410.10. Any required fees.

Section 420 Waiver of Submission Requirements

When an application concerns a subdivision of uncomplicated nature, such as a small subdivision along an existing road that requires no installation of public facilities, the Planning Board may waive certain submission requirements.

ARTICLE 5 MAJOR SUBDIVISION

Section 510 Preliminary Plat, Major Subdivision

The following shall be submitted with all applications for approval of a Preliminary Plat for a major subdivision:

- 510.1. Name and address of subdivider and professional advisors, including license numbers and seals.
- 510.2. Three (3) copies of the preliminary plat map, drawn to scale. The map shall be drawn to a scale of one (1) inch to one hundred (100) feet unless otherwise specified by the Planning Board, and it shall include:
 - a. Subdivision name, scale, north arrow, and date;
 - b. Subdivision boundaries;
 - c. Contiguous properties and names of owners;
 - d. Existing and proposed roads, utilities, and structures;
 - e. Water courses (including all FEMA Special Flood Hazard Areas), marshes (including all DEC-delineated wetlands), wooded areas, and other significant physical features on or near the site;
 - f. Proposed pattern of lots, including lot widths and depths, road layout, open space, drainage, sewerage, and water supply;
 - g. Land contours at ten-foot (10') intervals, or other suitable indicators of slope.
- 510.3. Copy of tax map(s).
- 510.4. Existing and/or intended restrictions on the use of land, including easements, covenants, and applicable Town of Stockbridge land use districting.
- 510.5. Total acreage of subdivision and number of lots proposed.
- 510.6. Building types and approximate size and cost.
- 510.7. All parcels of land proposed to be dedicated to public use, with the conditions of such use.
- 510.8. Grading and landscaping plans.

- 510.9 The width and location of any existing roads or public ways and the width, location, grades, and road profiles of all roads or public ways proposed by the subdivider.
- 510.10 The approximate location and size of all proposed waterlines, hydrants, and sewer lines, showing connection to existing lines.
- 510.11. Drainage plan, indicating profiles of lines or ditches and drainage easements on adjoining properties.
- 510.12. Preliminary plans drawn to scale and cross-sections showing sidewalks, road lighting, roadside trees, curbs, water mains, sanitary sewers and storm drains, the character, width and depth of pavements and sub-base, and the location of any underground cables.
- 510.13. Preliminary designs for any bridges and culverts.
- 510.14. The proposed lot lines with approximate dimensions and area of each lot.
- 510.15. An actual field survey of the boundary lines of the tract, giving complete descriptions of bearings and distances, made and certified by a licensed surveyor. The corners of the tract shall also be marked by monuments of such size and type as approved by the Planning Board, shown on the plat.
- 510.16. Environmental Assessment Form Part 1 (long form, and, if required by the Planning Board, a Draft Environmental Impact Statement.
- 510.17. Where the preliminary layout submitted covers only a part of the subdivider's entire holding, a sketch of the prospective future road and drainage system of the unsubdivided part shall be submitted to the Planning Board for study.
- 510.18. Additional information as deemed necessary by the Planning Board.
- 510.19. Any required fees.

Section 520 Final Plat, Major Subdivision

The following shall be submitted with all applications for approval of a final Plat for a major subdivision:

- 520.1. One (1) copy of the final plat to be submitted to the County Clerk, drawn with ink on suitable material, plus two (2) paper copies. The map scale shall be one (1) inch to one hundred (100) feet unless otherwise specified by the Planning Board.
- 520.2. Proposed subdivision name and name of Town and County in which subdivision is located; name and address of record of owner and subdivider; name, address, license number and seal of the surveyor and/or engineer.
- 520.3. Road lines, pedestrian ways, lots, easements and areas to be dedicated to public use.
- 520.4. Sufficient data acceptable to the Planning Board to determine readily the location, bearing and length of every road line, lot line, and boundary line; such data shall be sufficient to allow for the reproduction of such lines on the ground.
- 520.5. The length and bearing of all straight lines, radii, length of curves, and central angles of all curves; tangent bearings shall be given for each road. All dimensions of the lines of each lot shall also be given. The plat shall show the boundaries of the property, locations, graphic scale, and true north point.
- 520.6. All offers of cession and any covenants governing the maintenance of uncaded open space shall bear the certificate of approval of the Town Attorney as to their legal sufficiency.
- 520.7. Permanent reference monuments shall be shown and constructed in accordance with Planning Board specifications.
- 520.8. Approval by the Madison County Department of Health of water supply systems and sewage disposal systems proposed or installed.
- 520.9. A Final Environmental Impact Statement, if required.
- 520.10. Construction drawings, drawn to scale by a licensed engineer, including plans, profiles, and typical cross sections, as required, showing the proposed location, size and type of road, sidewalks, road lighting standards, roadside trees, curbs, water mains, sanitary sewer or septic systems, storm drains or ditches, pavements and sub-base, and other facilities.

520.11. Evidence of legal ownership of property.

520.12. Deed restrictions, existing and proposed in form for recording.

520.13. A certificate by the Codes Enforcement Officer certifying that the subdivider has complied with one of the following alternatives:

- a. All improvements have been installed in accordance with requirements of these regulations and with the action of the Planning Board giving approval of the preliminary plat, or
- b. A performance bond or certified check has been posted in sufficient amount to assure such completion of all required improvement.

520.14. Any other data such as certificates, affidavits, endorsements or other agreements as may be required by the Planning Board in enforcement of these regulations.

Section 530 Waiver of Submission Requirements

When an application concerns a subdivision of uncomplicated nature, such as a small subdivision along an existing road that requires no installation of public facilities, the Planning Board may waive certain submission requirements.

ARTICLE 6 DESIGN, STANDARDS, AND REQUIRED IMPROVEMENTS

Section 605 General

All improvements specified in the subdivision plan or required by the Planning Board in accordance with this Article shall be constructed at the expense of the subdivider without reimbursement by the Town or any district therein. The improvement of any existing roads that do not meet the standards of Section 610 of these regulations shall be the responsibility of the subdivider without reimbursement by the Town or any district therein. The Planning Board may condition subdivision approval upon an agreement to improve or construct existing and/or new roads, may require the posting of a bond by the subdivider to cover the cost of such improvement or construction and may require the developer to deposit a sum of money with the Town to cover the cost of the Town of hiring an engineer to inspect any and all improvements by the subdivider, or in the alternative to require the subdivider to pay the Town a sum sufficient to cover the entire construction cost of any road improvements, which then shall be constructed by the Town.

All such improvements shall be installed by the subdivider to the satisfaction of the Planning Board prior to the approval of the final plat, or alternatively, he shall post a performance bond, as provided in Article 7 sufficient in amount to cover the estimated costs of such construction as determined by the Planning Board. (At the discretion of the Town Board, the subdivider may secure the formation of a special district to install such utility and street improvements pursuant to the laws of the State).

Prior to public acceptance of any improvements, the subdivider shall submit an affidavit stating that all bills and accounts for material and labor used in construction have been paid in full.

The subdivider shall make good without any cost to the Town any defects in any of the improvements constructed by him or his agent, and any damage due to faulty

workmanship on his or his agent's part or due to imperfect material or equipment furnished by him or his agent which defects or damage may appear within one year after installation and approval of the improvements.

Section 610 Road Design and Construction Standards

610.1 Conformity With General Plan

The arrangement, width, location and extent of major roads and all minor roads should conform and be in harmony with local highway standards as herein set forth. The Town Highway Superintendent shall be consulted by the Planning Board for an advisory opinion before the approval of any new road, or the approval of the improvement of any existing substandard road.

610.2 Traveled Road Area

- a. The roadway should be a minimum of twenty (20) feet in width. The base should be constructed of a minimum of eighteen (18) inches of suitable gravel approved by the Town Highway Superintendent. The gravel base should be constructed with not more than a six (6) inch lift using at least a ten-ton roller. The top course shall consist of a minimum of three (3) inches of compacted bituminous asphalt top or a comparable material approved by the Town Highway Superintendent.
- b. Dead-end streets shall be designed with either a circular turn-around (cul-de-sac) having a minimum right-of-way radius of sixty (60) feet or a T-type street-end (hammer-head) having a minimum arm length of sixty (60) feet and a minimum turning radius of 20 feet. No private driveways may enter on to the hammer-head or cul-de-sac and no mailboxes or other private structures shall be located along the hammer-head or cul-de-sacs. The Planning Board, upon the advice of the Town Highway Superintendent, shall have the option to choose between these two types of turn around and, in the case of a cul-de-sac,

shall have the option of specifying the vegetation within any unpaved portion of the cul-de-sac. If a hammer-head is chosen, it shall have as minimum dimensions those shown in the Appendix FIGURE 2. MINIMUM DIMENSIONS OF A HAMMER-HEAD TURN-AROUND.

- c. Roadway grades shall not exceed seven (7) percent. The roadway crown shall be constructed at least one quarter (0.25) inch per foot. The shoulder slope from the paved area shall be constructed at one (1) inch per foot. The road grade at intersections should not exceed three (3) percent for a distance of one hundred fifty (150) feet in any direction.
- d. Prior to the commencement of roadway excavation or fill, stripping shall be conducted to remove all topsoil, trees, roots, organic matter, rubbish, muck, quick sand, rock, or any other material objectionable in the judgment of the Town Highway Superintendent for the full width of the pavement and shoulders. All trees and stumps shall be removed from the right-of-way.
- e. Plans shall be submitted prior to construction. They shall indicate original ground elevations, finished grades, centerline profiles, typical cross-sections and proposed drainage facilities. The drainage pattern should clearly indicate direction of flow of all surface water, and size and type of drainage structures with their respective locations.

610.3 Shoulders

The shoulders shall be a minimum of five (5) feet in width. They are to be constructed at a minimum of twelve (12) inches in depth. The material to be a crushed gravel approved by the Town Highway Superintendent. Compaction should be performed with at least a ten-ton roller with not more than six (6) inch lifts. Refer to the Appendix, FIGURES 1 and 3.

610.4 Drainage

All drainage, ditching and banks are to be constructed in conformity with the Town Highway Superintendent and Section 635.

610.5 Culverts

The minimum culvert size shall be twelve (12) inches in diameter, unless otherwise required or approved by the Town Highway Superintendent. The pipe shall be corrugated steel with a minimum of sixteen (16) gauge or corrugated plastic. Culverts shall be installed where necessary as determined by the Town Highway Superintendent. They shall be a minimum of twenty (20) feet in length at all driveways. Culverts beneath the roadway shall be in lengths determined by the Town Highway Superintendent. Headwalls shall be constructed at all culvert ends in conformance with the Town Highway Superintendent. All driveway culvert locations and all driveway locations must be inspected and approved by the Town Highway Superintendent before a building permit may be issued.

610.6 Guard Rails

Guard Rails are to be installed if a condition exists to warrant guard rail use, as to be determined by the Town Highway Superintendent.

610.7 Signs

Signs shall be installed according to the New York State Manual of Uniform Traffic Control Devices, Section 1682 of the Vehicle and Traffic Law.

610.8 Dedication

The acceptable right-of-way shall be a minimum of fifty (50) feet. The Town shall be provided with a survey map and legal description prepared by a N.Y.S. Licensed Land Surveyor. The highway boundaries shall be clearly marked by permanent survey markers.

The Town shall receive a title insured warranty deed by properly executed conveyance.

Section 611 Fire Protection Requirements For Driveways

The following guidelines are offered in preparing plans to provide adequate fire protection. To permit maximum flexibility consistent with safety, variations from these

guidelines may be required or approved by the Fire Department or their appointed representative.

- a. The minimum clear width of a driveway shall be fifteen (15) feet at the intersection of the road pavement tapering to twelve (12) feet at the right-of-way line. For driveways less than one hundred (100) feet in length, the minimum width at and beyond the right-of-way line may be reduced to ten (10) feet. The minimum separation between a driveway entrance and the nearest intersection shall be fifteen (15) feet.
- b. The centerline of a driveway must be within plus or minus fifteen (15) degrees of the perpendicular to the center line of the roadway at the point of intersection.
- c. Whenever practicable, a driveway should follow land contours. The design must be such that no storm or other water flows down the driveway onto the intersecting road and the slope of the road shoulder must be maintained for drainage. For a distance of at least ten (10) feet from the shoulder of the road, the driveway shall have a slope no greater than plus or minus three (3) percent, and the slope of a driveway may not exceed eight (8) percent at any point.
- d. Sight distance for driveway intersections with public roads shall meet specifications set forth in the Appendix, TABLE 1, MINIMUM SIGHT DISTANCES AS A FUNCTION OF POSTED SPEED.
- e. At the intersection with a public road, a driveway must meet the requirements set forth in the Appendix, FIGURE 4, REQUIREMENTS FOR RESIDENTIAL AND COMMERCIAL DRIVEWAYS.
- f. Driveways over three hundred (300) feet in length and accessing a public road shall have a base at least twelve (12) feet wide, consisting of a minimum of six (6) inches of run of bank plus a three (3) inch top course of crusher run or machine crushed gravel.
- g. Provisions for fire equipment to turn around should be provided at least one

hundred (100) feet but not more than two hundred (200) feet from any structure which is more than three hundred (300) feet from any type of access road.

- h. House numbers assigned by the Fire Department must be clearly posted at all driveway entrances to public roads.
- i. No obstructions shall exist for fifteen (15) feet above any part of the areas specified in these guidelines.

Section 612 ASSHTO Standards For Fixed Unyielding Objects

Pursuant to ASSHTO Standards published in 1984, the horizontal distance from the edge of the pavement of Town Highways to the face of any fixed, unyielding object installed as part of this permitted activity shall not be less than ten (10) feet. A greater horizontal distance may be required on curves as determined by the Town Highway Superintendent of the Town of Stockbridge on a case by case basis. Fixed, unyielding objects shall include, but not be limited to, utility poles, anchor poles, anchor and guy wires, transformer boxes, pedestals, utility markers and signs.

Section 613 Inspection

Upon completion of the work, the Town Highway Superintendent shall be notified. The work including all restoration must be performed to the complete satisfaction of the Town Highway Superintendent.

Section 615 Sidewalks

Sidewalks are not required in every subdivision; when sidewalks are required, they shall be installed as follows:

1. Sidewalks shall be installed at the expense of the subdivider at such locations as the Planning Board may deem necessary;
2. Sidewalks must be constructed to comply with the detailed specifications of the Planning Board;
3. Sidewalks shall be concrete or other approved material, and have a minimum width of four (4) feet in residential areas, and five (5) feet in commercial and industrial areas.

Section 620 Utilities

Public utility improvements may be required and shall be installed as follows:

1. Fire Protection: Hydrants to be of size, type, and location specified by the Insurance Services Organization.
2. Street Lighting: Poles, brackets, and lights to be of size, type, and location approved by the local power company and shall be compatible with any existing street lighting.
3. Electricity: Power lines may be required to be placed underground and shall be approved by the local power company.
4. Utility Services: Shall be located from six (6) to eight (8) feet from the back property line to the center line of the utility service or between the sidewalk and curb line.

Section 625 Water Supply

1. Individual wells shall be installed at the expense of the subdivider to the approval of the Planning Board.
2. If, in the opinion of the Planning Board, it is feasible and desirable to require a public water supply system, such system shall be installed at the expense of the subdivider to the approval of the Planning Board.
3. All individual wells shall meet the requirements of the New York State Department of Health to the satisfaction of the Planning Board.

Section 630 Sewage Disposal

1. Individual septic systems shall be installed at the expense of the subdivider to the approval of the Planning Board.

2. If, in the opinion of the Planning Board, it is feasible and desirable to require a sanitary sewer system, such system shall be installed at the expense of the subdivider to the approval of the Planning Board.
3. All sanitary sewage disposal systems shall meet the requirements of the New York State Department of Health to the satisfaction of the Planning Board.

Section 635 Drainage Improvements

635.1 Removal of Springs and Surface Water

The subdivider may be required by the Planning Board to carry away by pipe or open ditch any spring or surface water that may exist either previous to, or as a result of, the subdivision. Such drainage facilities shall be located in the street right-of-way where feasible, or in perpetual unobstructed easements of appropriate width.

635.2 Drainage Structures To Accomodate Potential Development Upstream

A culvert or other drainage facility shall, in each case, be large enough to accomodate potential run-off from its entire upstream drainage area, whether inside or outside the subdivision. The Town Highway Superintendent shall approve the design and size of the facility based on anticipated run-off from a "ten-year" storm under conditions of the existing and total potential development permitted in the watershed by the Land Use Law.

635.3

Responsibility For Drainage Downstream

The subdivider's engineer shall also study the effect of each subdivision on the existing downstream drainage facilities outside the area of the subdivision; this study shall be reviewed by the Town Highway Superintendent. Where it is anticipated that the additional run-off incident to the development of the subdivision will overload an existing drainage facility during a "ten-year" storm, the Planning Board shall notify the Town Board of such potential condition. In such case, the Planning Board shall not approve the subdivision until provisions have been made for the improvement of such conditions by the subdivider at his or her expense.

Section 640 Lots

- 640.1. Location All lots shall abut by their full frontage on public roads to ensure suitable access.
- 640.2. Dimensions The lot size, width, depth, shape, and area shall comply with the Town's Land Use Law. Excessive depth in relation to width (for example, such as to encourage the later creation of a second building lot at the front or rear) shall be avoided. A proportion of 3 to 1 will normally be considered the maximum.
- 640.3. Double Frontage Lots Frontings on two roads other than corner lots shall be discouraged.
- 640.4. Pedestrian Easements In order to facilitate pedestrian access from roads to schools, parks, play areas, or nearby roads, perpetual unobstructed easements at least twenty (20) feet wide may be required by the Planning Board. In heavy traffic areas, sidewalks may be required in addition.
- 640.5. Setback The provisions of the Town's Land Use Law shall apply regarding setback lines.
- 640.6. Lot Lines Side lot lines shall be approximately at right angles to the road, or radial to curved roads. On large size lots and except when indicated by topography, lot lines shall be straight.
- 640.7. Corner Lots Lots for residential use shall have extra width to permit appropriate building setback from, and orientation to, both roads.

Section 645 Unique And Natural Features

Unique physical features such as historic landmarks and sites, rock outcrops, hilltop lookouts, desirable natural contours, and similar features shall be preserved where possible. Also streams, lakes, ponds, and wetlands shall be left unaltered and protected by encumbrances. All surfaces must be graded and restored within six (6) months of completion of subdivision so no unnatural mounds or depressions are left. Original topsoil moved during construction shall be returned and stabilized by approved methods. Damage to existing trees should be avoided.

Section 650 Public Open Spaces And Sites

Consideration shall be given to the allocation of areas suitably located for community purposes as indicated on the General Plan and be made available by one of the following methods:

1. Dedication to the Town;
2. Reservation of land for the use of property owners by deed or covenant;
3. Reservation for acquisition by the Town within a reasonable period of time. Said reservation shall be made in such manner as to provide for a release of the land to the subdivider in the event the Town does not proceed with the purchase;
4. If the Planning Board determines that suitable parks or parks of adequate size cannot be properly located in the plat or is otherwise not practical, the Board may require as a condition to approval of the plat a payment to the Town of Stockbridge a sum to be determined by the T Board, which sum shall constitute a trust fund to be used by the Town exclusively for neighborhood park, playground or recreational purposes including the acquisition of property.

The Planning Board may require the reservation of such other areas or sites of a character, extent, and location suitable to the needs of the Town as water plants, sewage treatment plant, and other community purposes not anticipated in the General Plan.

Section 655 Unsuitable Land For Subdivisions

As a safety measure for the protection of the health and welfare of the people of the Town, land which is found to be unsuitable for subdivisions due to harmful features (e.g. drainage problems) shall not be subdivided until adequate methods are formulated by the subdivider and approved by the Planning Board. Before final approval, the subdivider shall, in lieu of the improvements, furnish a surety bond or certified check covering the cost of the required improvements.

ARTICLE 7 BOND FOR INSTALLATION OF IMPROVEMENTS

Section 710 General

In order that the Town has the assurance that the construction and installation of such improvements as storm sewer, public water supply, road signs, sidewalks, and road surfacing will be constructed, the subdivider shall enter into one of the following agreements with the Town:

1. Construct all improvements directly affecting the subdivision as required by these regulations and by the Planning Board, prior to final approval of the plat;
2. In lieu of the completion of the improvements, furnish bond executed by a surety company equal to the cost of construction of such improvements as shown on the plans and based on an estimate furnished by the applicant and approved by the Planning Board;
3. In lieu of the completion of improvements, deposit a certified check in sufficient amount equal to the cost of construction of such improvements as shown on the plans and based on the above estimate.

Section 720 Conditions

Before the final plat is approved, the subdivider shall have executed a subdivider contract with the Town, and a performance bond or certified check shall have been deposited covering the estimated cost of the required improvements that have been designated by the Planning Board.

The performance bond or certified check shall be to the Town and shall provide that the subdivider, his heirs, successors, and assigns, their agent or servants, will comply with all the applicable terms, conditions, provisions, and requirements of these regulations; will faithfully perform and complete the work of constructing and installing such facilities or improvements in accordance with such laws and regulations;

Any such bond shall require the approval of the Town Board and the Town Attorney as to form, sufficiency, manner of execution, and surety.

Wherever a certified check is made, the same shall be made payable to the Town of Stockbridge.

Section 730 Extension of Time

The construction or installation of any improvements or facilities, other than roads, for which guarantee has been made by the subdivider in the form of a bond or certified check deposit, shall be completed within one year from the date of approval of the final plat. Road improvements shall be completed within two years from the date of approval of the final plat. The subdivider may request an extension of time, provided the subdivider can show reasonable cause for inability to perform said improvements within the required time. The extension should not exceed six (6) months, at the end of which time the Town may use as much of the bond or check deposit to construct the improvements as necessary. More than one six month extension may be granted at the discretion of the Planning Board. The same shall apply whenever construction of improvements is not performed in accordance with applicable standards and specifications.

Section 740 Agreement - Schedule of Improvements

When a certified check or performance bond is made pursuant to the preceding Sections, the Town and subdivider shall enter into a written agreement itemizing the schedule of improvements in sequence with the cost opposite each phase of construction or installation, provided that each cost as listed may be repaid to the subdivider upon completion and approval after inspection of such improvement or installation. However, ten percent (10%) of the check deposit or performance bond shall not be repaid to the subdivider until one (1) year following the completion, inspection, and acceptance by the Town of all construction and installation covered by the check deposit or performance bond as outlined in the subdivider's contract.

Section 750 Inspections

Periodic inspections during the installation of improvements shall be made by the Codes Enforcement Officer to insure conformity with the approved plans and specifications as contained in the subdivider's contract and these regulations. The subdivider shall notify the Codes Enforcement Officer when each phase of improvements is ready for inspection. At least five (5) days prior to commencing construction of required improvements, the subdivider shall pay to the Town Clerk any inspection fee required by the Town Board. Upon acceptable completion of installation and improvement, the Planning Board shall issue a letter to the subdivider or his representative and such letter shall be sufficient evidence for the release by the Town of Stockbridge the portion of the performance bond or certified deposit as designated in the subdivider's contract to cover cost of such completed work.

Section 760 Acceptance Of Roads And Facilities

When the Codes Enforcement Officer, following final inspection of the subdivision, certifies to the Planning Board and the Town Board that all installations and improvements have been completed in accordance with the subdivider's contract, the Town Board may, by resolution, proceed to accept the facilities for which bond has been posted or check deposited.

ARTICLE 8 CLUSTER AND ZERO LOT LINE PROVISIONS

Section 810 General

Pursuant to a resolution of the Town Board, the Town of Stockbridge Planning Board has been empowered to modify the minimum width and minimum setback requirements in accordance with the provisions of Section 281 of Town Law, in order to enable and encourage flexibility of design and development of land in such a manner as to promote the most appropriate use of land, to facilitate the adequate and economic use of streets and utilities, and to preserve the natural and scenic qualities of open lands and shorelines.

Section 820 Standards

The following shall be standards and procedures:

1. The minimum acreage to which this section may be applicable shall be 10 acres, except that where public services, sewer and/or water are available the Planning board may determine the minimum size.
2. No subdivision shall be approved by the Planning Board pursuant to this section which shall not reasonably safeguard the appropriate use of adjoining land.
3. In the event that the utilization of this section results in a plat showing lands available for park, recreation, or other municipal purposes, the Planning Board may impose such conditions on the ownership, use, and maintenance of such lands as it deems necessary to assure the preservation of such lands for their intended purposes, and may further, in the case of lands to be retained in open space, require that such lands be restricted by deed restriction, restrictive covenant, conveyance of a scenic easement or other appropriate means against any development or land use inconsistent with their retention in open space.
4. The provisions of this section shall not be deemed to authorize a change in the permissible use of such lands as provided in the Town's Land Use Law.

Section 830 Procedures

830.1 Request by Subdivider

A subdivider may request the use of this Section simultaneously with the submission of the Sketch Plan, as described in Article 3, section 330. Any submission subsequent thereto shall require a resubmission of the Sketch Plan.

830.2 Alternate Sketch Plan

A subdivider shall present for the Planning Board's consideration, along with a proposal utilizing the provisions of this Section, an alternate Sketch Plan with lots meeting the minimum lot area, minimum lot width, and other lot requirements of the Town's Land Use Law.

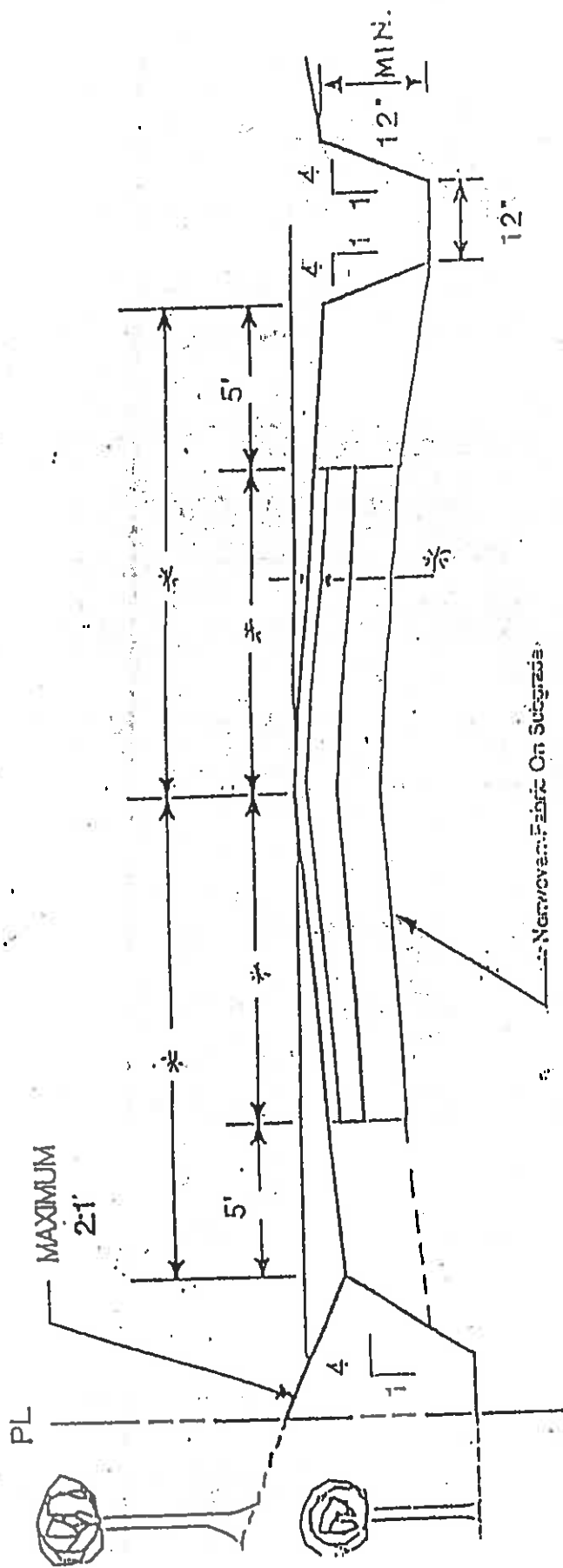
830.3 Plat Submission

Upon determination by the Planning Board that the Sketch Plan utilizing the provisions of this Section is suitable, the procedures attendant to and subsequent to the Sketch Plan submission, as set forth in this Article, shall be followed in regular order.

830.4 Any Subdivision Plat finally approved which involves modifications as provided for in this Section shall be filed, in addition to the filing required in Article 3, Section 380.5 hereof, with the Town Clerk, who shall make appropriate notation and reference thereto on the official Town Map.

APPENDIX

A. TABLES



SHOULDER SLOPE = $3\frac{1}{4}$ " PER FOOT WITH 12" CRUSHED GRAVEL

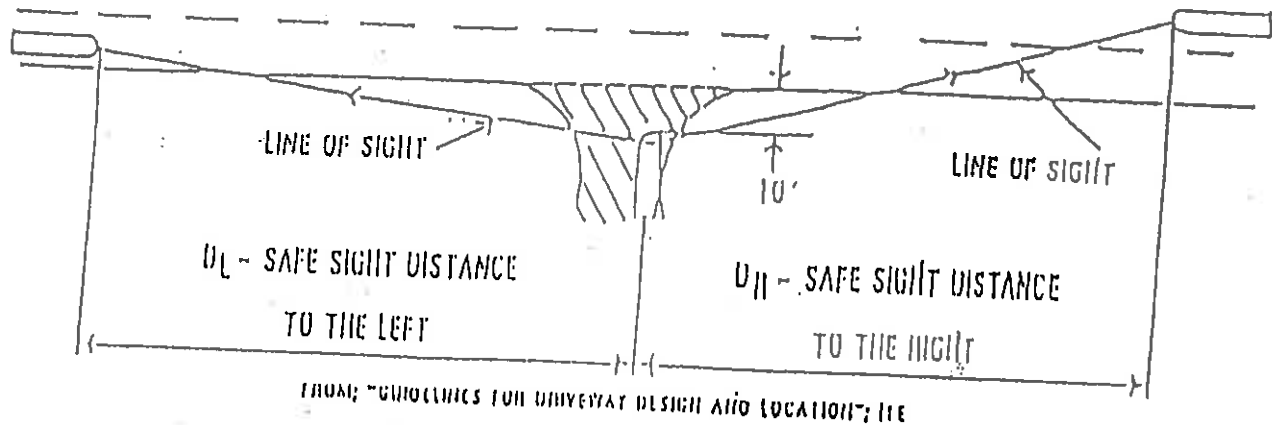
PAVEMENT SLOPE = $1\frac{1}{4}$ " PER FOOT

DITCH SLOPES MAY BE MODIFIED TO 2:1 IF APPROVED BY TOWN HIGHWAY SUPERINTENDENT.

* VARIES PER CLASS OF ROAD

FIGURE 1. TYPICAL CROSS SECTION OF A ROAD

TABLE 1: MINIMUM SIGHT DISTANCES AS A FUNCTION OF POSTED SPEED				
Minimum Sight Distances (in Feet) at Intersection of Roads and Driveways with:				
Posted Speed in MPH	State Highways Sight Distance		All Other Roads and Driveways Sight Distance	
	To Left	To Right	To Left	To Right
20	150	150	125	125
25	200	200	150	150
30	270	220	200	200
35	340	320	250	225
40	430	380	325	275
45	560	580	400	325
50	720	620	475	400
55	870	800	550	450



Adapted from POLICY AND STANDARDS FOR ENTRANCES TO HIGHWAYS, NYS Department of Transportation, Albany, NY 1983 and Madison County Highway Department.

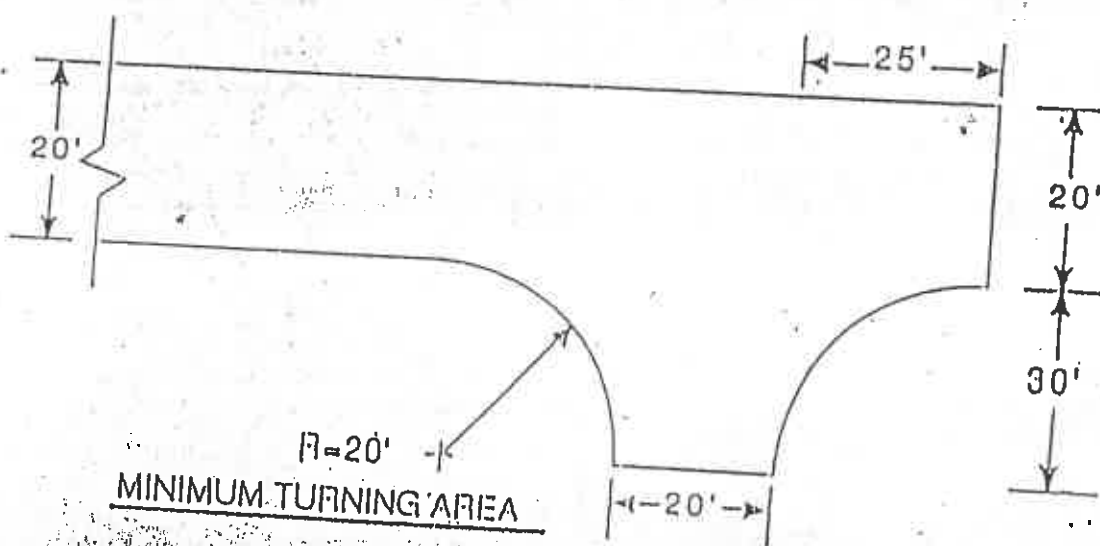
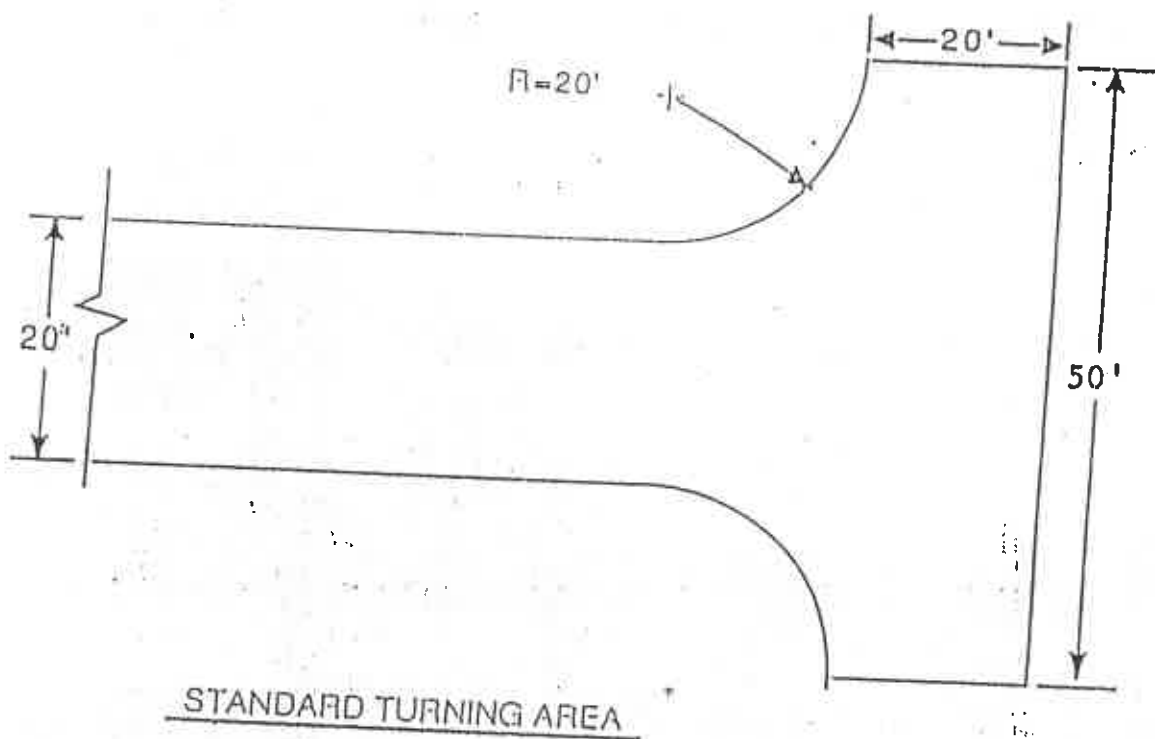


FIGURE 2. MINIMUM DIMENSIONS OF HAMMERHEAD TURNAROUND

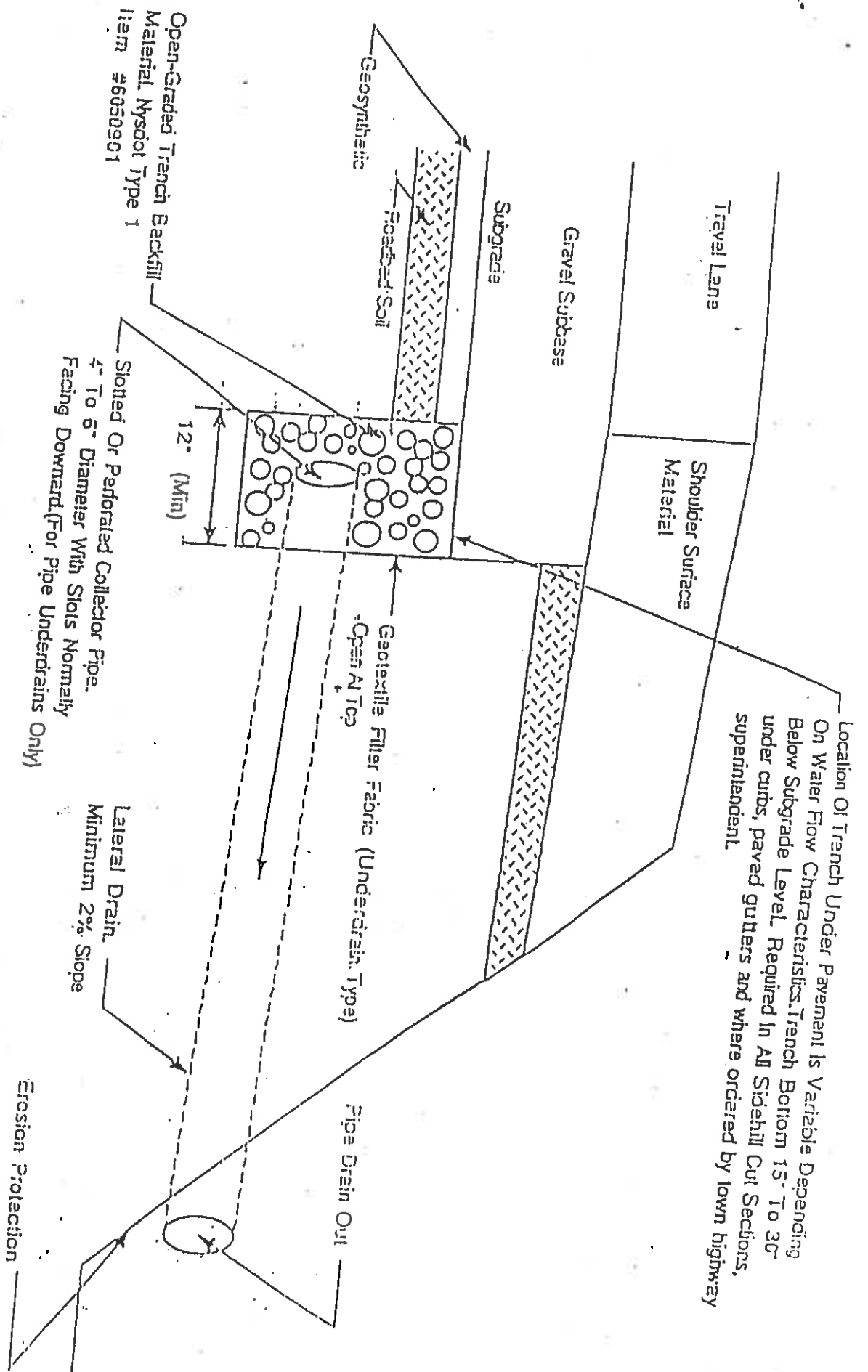


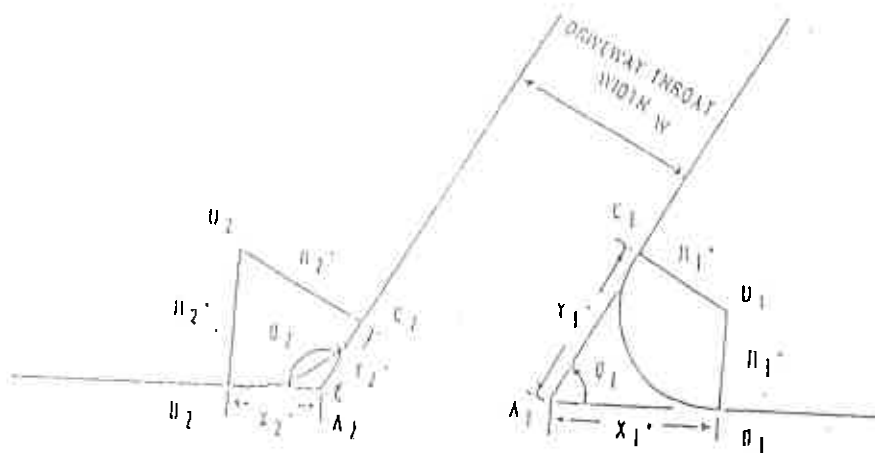
FIGURE 3. TRENCH UNDERDRAIN DESIGN

TABLE A. REQUIREMENTS FOR RESIDENTIAL DRIVEWAYS
(R, X, AND Y IN FEET)

Driveway Width (Feet)	CORNER ANGLE (DEGREES)																	
	76			80			85			90			95			100		
	R	X	Y	R	X	Y	R	X	Y	R	X	Y	R	X	Y	R	X	Y
8	19.0	16.0	22.6	19.0	13.0	20.6	19.0	12.1	19.0	10.6	10.0	9.1	16.4	10.0	7.0	13.0	10.0	6.0
9	18.4	16.3	21.9	18.3	13.3	19.0	18.2	11.7	18.2	10.1	10.0	10.0	8.8	14.6	17.0	7.3	13.0	17.5
10	17.8	14.8	21.2	17.6	12.0	19.0	17.4	11.1	17.4	17.2	9.6	16.9	8.1	13.7	18.6	6.8	12.1	16.0
11	17.1	14.3	20.4	16.9	12.3	18.3	16.6	10.6	16.6	16.3	9.0	16.9	7.8	12.8	16.3	6.3	11.2	14.0
12	16.6	13.7	19.6	16.2	11.8	17.5	15.8	10.1	15.8	15.4	8.5	14.8	7.1	12.0	14.1	6.0	10.3	13.1
13	16.9	13.2	18.9	16.6	11.3	16.8	15.1	9.6	16.0	14.6	8.0	13.8	6.6	11.1	12.0	5.3	9.3	11.6
14	15.3	12.7	18.2	14.8	10.8	16.0	14.3	9.1	14.3	13.6	7.5	12.7	6.1	10.3	11.8	4.8	8.4	10.1
16	14.6	12.1	17.5	14.1	10.3	15.3	13.5	8.6	13.5	12.7	7.0	11.7	5.6	9.4	10.4	4.3	7.5	8.6
18	14.0	11.6	16.7	13.4	9.8	14.5	12.7	8.1	12.7	11.8	6.5	10.8	5.1	8.8	9.1	3.7	6.6	8.6
20	12.8	10.6	16.2	12.8	8.7	13.8	11.1	7.1	11.1	10.8	5.6	9.8	4.1	8.0	7.3	3.0	5.3	8.6
22	11.5	9.6	15.7	10.6	7.7	11.4	9.6	6.1	9.6	9.2	4.6	8.4	3.1	6.2	7.3	3.0	5.3	8.6
24	9.8	7.6	14.7	7.8	6.7	9.4	8.4	4.1	8.4	8.4	3.0	7.3	3.0	5.1	7.3	3.0	5.3	8.6

TABLE B. REQUIREMENTS FOR COMMERCIAL DRIVEWAYS
(R, X, AND Y IN FEET)

Driveway Width (Feet)	CORNER ANGLE (DEGREES)																	
	75			80			85			90			95			100		
	R	X	Y	R	X	Y	R	X	Y	R	X	Y	R	X	Y	R	X	Y
All	34.0	32.3	42.2	34.0	28.7	38.6	34.0	26.4	36.1	34.0	22.6	32.0	34.0	18.8	29.1	34.0	17.4	28.6



AN EXAMPLE OF THE USE OF FIGURE 4 AND ITS ASSOCIATED TABLES

A driveway is planned to have a throat width of fourteen feet and the angle between the right side of this driveway and the road is planned to be eighty-five degrees. (Therefore, the angle between the left side of the driveway and the road will be one hundred eighty degrees minus eighty-five degrees, or ninety-five degrees.)

The design values for R_1 , X_1 , and Y_1 will be found at the intersections between the row for fourteen feet and the appropriate columns for an eighty-five degree angle. These values are $R_1 = 14.3$ feet, $X_1 = 9.1$ feet, and $Y_1 = 14.3$ feet.

Similarly, the values for R_2 , X_2 , and Y_2 are found at the intersections of the row for a fourteen foot driveway and the appropriate columns. These values are 12.7, 6.1, and 10.3 feet respectively.