

215 COMPONENTS

Definitive Plans shall consist of several sheets, including the following components:

- 1) Title Block
- 2) Locus Map
- 3) Lot layout plan
- 4) Street and utilities construction plans and profiles
- 5) Detailed drawings as required by the subdivision rules and regulations

216 A SUBDIVISION DEFINITIVE PLAN SHALL CONTAIN THE FOLLOWING INFORMATION:

(A) Name or title of the Subdivision proposed; both true or magnetic north point, date, graphic scale, metric scale; locus map and boundaries of the area for which subdivision approval is sought, also the boundaries of any additional adjoining land of the same owner or of the same subdivider; the existing zoning applying to the proposed subdivision, and a statement or a diagram demonstrating conformance of the proposed subdivision, and a statement or a diagram demonstrating conformance of the proposed subdivision with the Taunton Planning Board city plan;

(B) The name and address of the subdivider, also of the engineer, surveyor, or designer, and of all current owners of record of land within the area proposed to be subdivided and of the owner of all abutting lands, as they appear in the most recent City of Taunton tax records; also, the bench mark to which elevations will be referred, using the North American Vertical Datum of 1988.

(C) The location, proposed name, width, profiles, and radius of curvature of the center lines of proposed and of existing streets, highways, ways and easements in, on, serving, or adjoining the land proposed to be subdivided;

(D) The location, centerline profile, cross-section and kind of storm drainage works existing and proposed for such subdivision;

(E) The location of all existing natural and man-made features within or adjacent to and significantly affecting the layout of the area proposed to be subdivided, such as water bodies, streams and wetlands, large trees, wood areas, railroads, major highways, airports, industrial areas, commercial or retail business areas, schools, institutions, cemeteries, parks, utility easements, buildings, water bodies, streams with their approved designations and wetland line locations shall be approved by the Taunton Conservation Commission (TCC) or superseding authority and shall be marked as such on the plans;

(F) The location, dimensions, materials and depth of existing public sanitary sewers, water mains, and local electric distribution lines outside but nearest the subdivision;

(G) Within the subdivision, the location, size, material, invert elevation and slope of sanitary sewers proposed, together with a written statement of approval by the City Engineer, or a description and plan of capacity and location of other means of sewage disposal, with evidence of soil suitability for such disposal, similarly approved by the Board of Health;

(H) The lines, bearings, dimensions and areas of lots and radii, lengths of curved property lines. Mass State Plane Coordinate System coordinates shall be provided for all ends of lines or arcs along the perimeter of the subdivision as well as at each roadway bound to be set. The traverse used to tie-

in to officially recognized permanent bounds with known state plane coordinates must be shown and shall include permanent marked points spaced a maximum of 500 feet apart. Proof of closure must also be provided.

(I) In each subdivision, the subdivider shall furnish a topographic map of all parts of such subdivision. Such topographic map shall show existing and proposed contours at intervals of one (1) foot elevation, or at such lesser intervals as the planning board may prescribe;

(J) The proposed names of proposed streets shall be shown on the plans; the subdivider shall consult the index of names of existing streets on file with the city engineer. No duplicate name or names closely similar to existing street names shall be permitted (I.E., if "Mill Street" be an existing street name, there shall not be permitted "Mill Place", "Mill Terrance", or "Mill Avenue");

(K) Definitive profiles and cross-sections of streets, storm drains and sanitary sewers existing or proposed shall be drawn at scales suitably related to the scale of the definitive plan required;

(L) Each sheet, drawing and print submitted as part of a subdivision definitive plan shall be plainly marked "Definitive" in letters not less than one-half inch high, which shall be placed, if practical, in the top right-hand portion of each data sheet or letter sheet; "Definitive" shall also be similarly placed on each drawing sheet or else in the topical title of each drawing sheet;

(M) The applicant shall, in preparing the definitive plan, consult the regulations of the water and sewer divisions, and abide by their regulations;

(N) An impact statement, as set forth in section 200 5).

(O) Copy of the conservation commission "Order of conditions" (See Section 200 - General, paragraph 5) (1).)

(P) The Planning Board shall require that subdivisions must have a phasing plan. Lots are to be released in phases, the last shall not be released until everything up to the last phase in the subdivision is correctly installed or fixed and working properly to the Boards approval. Certified as-built plans shall be submitted as acceptance plans for the release of the last phase of lots.

(Q) "The binder course shall last through one winter* (*December, January, February and March) or a nine (9) month span before the lot releases for the last twenty percent of the lots in the subdivision are granted. Also, that no reduction in surety be allowed for these lots and the cost of linear feet for pavement that services these lots, until it has been satisfactorily in service for at least nine (9) months or through a winter*. The applicant shall submit a schedule of completion to the Board on the proposed time period to complete the subdivision. In the case of a phased subdivision, each phase shall have the binder course shall last through one winter* (*December, January, February and March) or a nine (9) month span before the lot releases for the last twenty percent of the lots in the phase is granted. Also, that no reduction in surety be allowed for these lots and the cost of linear feet for pavement that services these lots, until it has been satisfactorily in service for at least nine (9) months or through a winter*. The applicant shall submit a schedule of completion to the Board on the proposed time period to complete the subdivision

(R) The location of all zoning setback lines, proposed building footprints, and proposed driveway locations

217 DRAFTING STANDARDS

- 1) The plans shall be drawn to scale 1" = 40' on present plan, or such other scale as the board may approve, except that the locus map and required profiles shall be drawn to the particular scales indicated in sections 219 and 221 respectively;
- 2) Plans shall be drawn as outlined in section 200 6).
- 3) Copies shall be clear and legible dark line on white paper.

218 TITLE BLOCK

Each sheet shall have a title block containing:

- 1) The name of the subdivision;
- 2) The names and addresses of the applicant and designer;
- 3) Imprint of designer's stamp and signature;
- 4) Scale and Date.

There shall be provided on each drawing space for endorsement by the Board, including space for reference to any external documents, and space for the signature of the City Clerk's certification of no appeal, and for the date.

219 LOCUS MAP

The first sheet of the Definitive Plan shall include a locus map of the proposed subdivision at a recommended scale of 1"=800", or 1"=1000".

220 LOT LAYOUT PLAN

The lot layout plan shall include:

- 1) Indication of true and magnetic north arrow on all drawing sheets;
- 2) Lot layout, including dimensions and bearings and consecutive numbering of lots, and the zoning district or districts in which the proposed subdivision is located;
- 3) Names and location of all abutters, including adjacent lands of the applicant, as they appear in the most recent tax list, and all non-tax paying abutters shall include government and church owners of property;
- 4) Proposed street names, roadway width, and right of way width for all proposed streets;
- 5) Sufficient data to determine readily the location, bearing, and length of every street, lot, and boundary line, and to establish these lines on the ground. Also in each lot, a statement of its lot number;
- 6) Accurate locations and coordinates on the Mass. State Plane Coordinate System of all monuments, existing or proposed one (1) bound shall be set at each change in direction of boundary perimeter of the roadway layout;
- 7) The location, width of all easements or rights of way or public areas, and boundaries by bearings or dimensions. The purpose of such easements or rights of way shall be indicated.
- 8) All existing buildings, structures, and major trees, drawn in outline; those to be removed shall be drawn with a broken line; those to remain, proposed tree plantings shall be shown (See Section 411).
- 9) Topography – One (1) foot intervals are specified by the Board. The surface elevation of all water bodies within the subdivision shall be given, and ground surfaces identified as to type, such as woodland, swamp, ledge outcrops, periodically flooded, etc. major natural features such as waterways, large boulders, stone walls, shall be shown. Areas which are subject to the flood plain zoning ordinance must also be indicated on the plans. Water bodies, streams and wetland line locations shall

be approved by the Taunton Conservation Commission (TCC) or superseding authority and shall be marked as such on the plans

10. The location of all zoning setback lines, proposed building footprints, and proposed driveway locations

Section 221 STREET AND UTILITIES CONSTRUCTION PLANS AND PROFILES

A street and utilities construction plan and profile for each street shall be provided on a separate sheet, and shall consist of a layout plan of the street, and of a profile matching the layout either above or below it for ease in locating corresponding points. The profile shall be drawn at a vertical scale of 1"=4'. The plan and profile shall show:

- 1) Existing grades along the center and both side lines of street;
- 2) Proposed finished center line grades with elevations at every fifty (50) foot station, location of vertical curves and gradient of even grades;
- 3) Proposed layout of storm drainage, and water supply systems, hydrants, sewage disposal systems, and dimensions of gutters, and method of carrying water to the nearest water course or easements for drainage as needed whether or not within the subdivision; gutterline profiles of proposed street on sheets separate from the plan diagram, at a vertical scale of 1"=4', with all elevations referred to the North American Vertical Datum of 1988;
- 4) The location and elevation of the starting bench mark, and at least one other bench mark. All elevations shall refer to the North American Vertical Datum of 1988;
- 5) Typical sections of roadways showing widths and grades of street lines, roadway pavements, sidewalks, street lights, grass strips, tree plantings, and side slopes, location and size of water, sewer, drain, and gas lines. The depth of roadway pavement, sidewalks, base courses, and all underground utilities.

Section 222 Waiver for Substandard Lots

A waiver for substandard lots shall be filed for instances where the lots proposed to be created have been granted a variance from the Zoning Board of Appeals (ZBA) for a reduction of the frontage requirement for the lots shown on the plan. The proposed lot layout must conform to the ZBA decision. The waiver for substandard lots shall be a public hearing and the process shall follow the requirements for review of a definitive subdivision. The filing fee shall be \$300 plus \$25.00 per parcel/lot shown on the plan which shall be tendered by certified check payable to the city of Taunton at the time of submission. In addition, the petitioner shall be responsible for all advertising costs.