

ARTICLE III GENERAL PROVISIONS

300 GENERAL (RESERVED)

301 LOTS

All lots shown on the plan shall comply with the area frontage and other requirements of the Taunton Zoning Ordinance. All portions of the tract being subdivided shall be taken up in lots, streets, public lands, or other proposed uses, so that remnants and land locked areas shall not be created.

302 PARKS AND OPEN SPACES

Before approval of a plan, the Board may, in proper cases, require the plan to show a park or parks suitably located for playground or recreation purposes, or for providing light and air. The park or parks shall not be unreasonable in area in relation to the land being subdivided, and to the prospective uses of such land. The board may, by appropriate endorsement on the plan, require that no building be erected upon such park or parks without its approval for a period of three (3) years from the date of approval of a subdivision.

“At the meeting of the Taunton Recreation Commission on March 18, 1975, it was voted to submit to the Planning Board the following recommendations concerning the allocation of land for open space and recreation in subdivisions. These recommendations are adopted from “National Park Recreation and Open Space Standards” by Robert D. Buechner (ED.) and “Urban Recreational Planning” by Seymour Gold; The amount of land to be set aside for open space and recreation should range from a minimum of 10% of the total area in a small subdivision to 25% in a large planned unit development and large subdivisions. Such land can be retained for use by residents (Private), or deeded to the city for public use.”

(Please refer to Appendix A “Allocation of Total Area” Plate 16)

SEE SECTION 302A AFTER SECTION 411

303 PROTECTION OF NATURAL FEATURES

1) Due regard shall be shown for all natural features, such as trees, (It is required that the tree warden be contacted), water courses, scenic points, historic spots, and similar community assets, which if preserved, will add attractiveness and value to the subdivision and the city.

2) Water course, wetlands and like natural features shall be protected in accordance with the recommendations of the conservation commission.

(See Section 200L.)

304 CONTOURS

Existing contours shall be preserved insofar as is practical. In any event, no change shall be made in existing contours which, in the opinion of the Board, adversely affects any land abutting the proposed subdivision. Subdivisions shall be designed so as to minimize the necessity for excessive cut or fill.

305 EASEMENTS

1) Where necessary, easements for utilities, drainage systems, or pedestrian or bicycle paths shall be provided. Such easements shall be at least twenty (20) feet wide, and whenever possible, shall be

contained entirely on an individual lot and located along the rear or side lot lines, rather than across lots.

2) Where a subdivision is traversed by a water course, drainage way, channel, or storm drain, the Board may require that there be provided a storm water easement or drainage right-of-way of adequate width to conform substantially to the lines of such water courses, drainage way, channel or stream, and to provided for construction or other necessary purposes. Slope easements shall be provided where necessary to ensure lateral support and protection of streets and other construction features.

306 UTILITIES - UNDERGROUND

Electric, Telephone and other utility wiring may be placed underground in all residential and shall be placed underground in non-residential subdivisions. The installation shall be to the specifications of the utility company concerned, and of the City of Taunton.

306.1 ACCESS FOR PERSONS WITH DISABILITIES

All current regulations of the Architectural Access Board and the American with Disabilities Act shall be adhered to.

306.2 Before any lots are released, that there be a street sign installed for the street in which lot releases are requested at the entrance to the new roadway.