



Town of Rochester

Planning Board

37 Marion Road, Rte. 105, Rochester MA 02770

Phone: 508-763-5421 Fax: 508-763-5379

FORM B

Dated _____

APPLICATION FOR APPROVAL OF A PRELIMINARY SUBDIVISION PLAN

The undersigned hereby submits a Preliminary Plan entitled: _____

_____ dated: _____

consisting of _____ lot(s) proposed to be divided from a _____ acre tract of land located _____

_____. The subject property is included on Assessors Map/Lot _____ and recorded at Plymouth County Registry of Deeds, Book/Page _____. The undersigned applies for approval of said plan in accordance with the Rules and Regulations of the Rochester Planning Board. The undersigned has submitted the following fees:

Administrative Fee: _____

Review Fee/ Special Account: _____

I hereby certify that all information provided in this application form and required attachments is true and accurate to the best of my knowledge. I agree to notify the Rochester Planning Board of any changes in the information provided in the application, in writing, as soon as is practicable. I understand failure to provide the required information and fees may result in a denial of my project.

Signature of applicant or Legal Representative _____ Date _____

Printed Name _____ Address _____

Telephone # _____ Cell # _____

Signature of Owner (if different from applicant) _____ Date _____

Printed Name _____ Address _____

Telephone # _____ Cell # _____

Name of Engineer and/or Surveyor _____

Address _____

Telephone # _____ Fax # _____ Stamp No. _____

Rochester Planning Board

**Submittal Check List
For
“Preliminary Subdivision of Land”**

All submittals to the Planning Board for consideration must conform to requirements of the Rules and Regulations Governing the Subdivision of Land, Section 4.1 including but not limited to the following: Submittals will not be deemed complete, and will not be excepted until all of the documentation specified in Section 4.1 has been submitted:

- _____ The original of a completed and signed Form – B application.
- _____ The original “Mylar” tracing, at a scale of “1 inch = 40 feet” or other such suitable scale as may be determined by the Planning Board to clearly and accurately depict the required plan contents.
- _____ 8 contact prints.
- _____ 3 prints measuring 11 by 17 inches.
- _____ 3 disks of PDF File & PDF File emailed to Town Planner
- _____ \$100.00 per Plan.
- _____ Deposit of sufficient funding to satisfy Section 6.2 of the Rules & Regulations Governing the Subdivision of Land.
- _____ A copy of the deed(s) vesting title in the current owner.
- _____ A Municipal Lien Certificate.
- _____ If more than one owner or in the event the applicant is not the owner of record, the Form-B application shall be signed by each owner authorizing the filing of the plan.
- _____ The plan must show the name of the applicant and owner of record.
- _____ The plan must have the names of all abutting property owners as Certified by the Assessors’ Office.
- _____ Receipt of the submittal of the Preliminary Plan to the Board of Health must be provided.

- _____ The plan must have the legend and title: "Preliminary Plan"
- _____ The plan must have the Subdivision name.
- _____ The plan must have the boundaries.
- _____ The plan must have the north point.
- _____ The plan must have the plan date.
- _____ The plan must have the scale.
- _____ The plan must show the proposed lines of streets, ways, easements and any public areas within the subdivision in a general manner.
- _____ The plan must show the location, names and present widths of streets bounding, approaching, or within the immediate proximity of the subdivision, showing both roadway widths and right-of-way widths.
- _____ The plan must show the boundary lines, area in square feet and dimensions of all proposed lots.
- _____ The plan must show the name, address and seal of the engineer and surveyor who prepared the plan.
- _____ The plan must show the topography of the land at ten (10) foot contour intervals based on NGVD 1929.
- _____ The plan must show the proposed system of utilities including a preliminary layout of all required utility systems including but not limited to storm drainage, water, sewer, etc.

Print name of applicant

Date

Accepter's Signature

Date