



**Town of Rochester
Planning Board**
37 Marion Road, Rte. 105, Rochester MA 02770
Phone: 508-763-5421 Fax: 508-763-5379

FORM C

Dated _____

APPLICATION FOR APPROVAL OF A DEFINITIVE SUBDIVISION PLAN

The undersigned hereby submits a Definitive 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 above referenced Definitive Plan (evolved/ did not evolve) from a Preliminary Plan
filed with this Board. The undersigned applies for approval of said plan in accordance
with the Rules and Regulations of the Rochester Planning Board.

**Where the plan does not comply, an attached list of requested waivers specifically
notes each provision of the rules and regulations requested to be waived along with
a discussion of the reasons for the waiver and a description of the substitute
measures where applicable.**

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.**

Print Name of Applicant: _____

Address: _____

Telephone #: _____ Cell Phone #: _____

_____ Date: _____

Signature of Applicant or Legal Representative

Print Name of Owner: _____

Address: _____

Telephone #: _____ Cell Phone #: _____

_____ Date: _____

Signature of Owner (if different from applicant)

Print Name of Engineer or Surveyor _____ Date: _____

Address

Telephone # _____ Fax # _____ Stamp No. _____

_____ Date: _____

Signature of Engineer or Surveyor

Description of proposed project:

Rochester Planning Board

**Submittal Check List
For
“Definitive 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 4.2 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 4.2 has been submitted:

If the plan involves land within the Mattapoisett River Valley Water Supply Zone, the applicant shall file copies of the Definitive Plan with the Mattapoisett River Valley Water Supply Advisory Committee at least 30 days prior to submission to this Planning Board.

_____ The original of a completed and signed Form – C application.

_____ The original “Mylar” tracing, at a scale of “1 inch = 40 feet”.

_____ 10 contact prints.

_____ 3 prints measuring 11 by 17 inches.

_____ 3 disks of PDF File & PDF File emailed to Town Planner.

_____ 2 copies of the Definitive Subdivision Lotting Plan at a scale of 1 inch = 200 feet.

_____ \$500.00 if no Preliminary Plan - \$ 250.00 if a Preliminary Plan With or without Preliminary Plan: plus \$ 150.00 /lot plus \$2.00 per linear foot of roadway

_____ A deposit of sufficient funding to satisfy Section 6.2 of the Rules & Regulations Governing the Subdivision of Land.

_____ A deposit of money to cover advertising and abutter notification.

_____ A Municipal Lien Certificate.

_____ A copy of the deed(s) vesting title in the current owner.

_____ If more than one owner or in the event the applicant is not the owner of record, the Form-C 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 with the book and page number of the recorded deed.
- _____ Names of all owners of land abutting the subdivision and abutters to abutters within 300 feet of the property line as Certified by the Assessors' Office.
- _____ Receipt of the submittal of the Definitive Plan to the Board of Health must be provided.
- _____ A written "Request for Waivers" with a description of each request with an explanation as to why the applicant believes such waiver is warranted.
- _____ 4 copies of the Stormwater Management Report and any other supporting calculations.
- _____ A written statement of plans for building permit requests per Section IX G "Phased Development" of the Town of Rochester Zoning By-Laws.
- _____ 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 and date of submission of the Preliminary Plan if applicable.
- _____ The plan must have a legend.
- _____ The plan must have a locus map
- _____ The plan must have the a scale.
- _____ The plan must show the proposed lines of streets, ways, lots, easements and public and common areas within and adjacent to the subdivision. The purpose of each easement shall be indicated on the plan.
- _____ Location of all permanent monuments properly identified as to whether existing or proposed.
- _____ 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 have suitable space to record the action of the Planning Board and the signature of the seven (7) members of the Planning Board on each sheet of the Definitive Plan set.

_____ Where the applicant elects to secure completion of the required improvements by covenant (rather than bond or surety), there shall be a notification above such space as follows:

“Approved _____, subject to a covenant conditions set forth in a covenant executed by _____, dated _____, and to be recorded herein”.

_____ The plan should have existing and proposed topography with 2-foot contours intervals, unless a smaller contour interval is required by the Planning Board, to properly define the existing or proposed topography.

_____ The plan should show the surface elevation of all water bodies within the subdivision and ground surfaces identified as to type

_____ The plan shall show existing profiles on the exterior lines and proposed profile on the center-line or proposed streets at a horizontal scale of 1" = 40' and vertical scale of 1" = 4'.

_____ Profiles shall also indicate the location of any intersecting public or private ways, and the location, material, and size of existing and proposed storm drains, water mains, sewers, fire alarm, street lighting and other underground utilities to be placed within the-right-of-way.

_____ The plans shall show typical cross sections of the proposed streets, properly located and identified by station number.

_____ The plan shall show existing and proposed centerline profiles of all utility and access easements beyond the normal right-of-way lines of the proposed roadways at a horizontal scale of 1" = 40' and vertical scale of 1" = 4'.

_____ Standard utility construction details as well as any special construction details or other pertinent information.

_____ Copies of agreements granting the developer rights essential to the development of the land and construction work involved, including the right of access over existing ways.

_____ Percolation tests and soil evaluation test pits certified by a Commonwealth of Massachusetts Soil Evaluator.

_____ Certified soil evaluation test pit information and maximum groundwater elevations shall be provided along the proposed subdivision roadway at intervals not to exceed 500-feet and shall be witnessed by the Board of Health.

_____ Traffic sight distances, vertical and horizontal, for all intersections within the subdivision and for the public ways adjoining the subdivision at location of ingress or egress shall be shown.

_____ Identify all Zoning Districts and any Zoning District boundary lines including the River Valley Overlay Districts, the Groundwater Protection District and any other overlay districts.

_____ Identify all significant physical features on the subject property and within 150 feet of the project such as utilities, stone walls, boulders larger than 5 cubic yards, buildings, driveways, swales, knolls, and trees of 12-inch caliper or greater within 20-feet of all existing and proposed travel ways.

_____ Plans involving ten (10) or more lots shall demonstrate full compliance with the Rules & Regulation Section 4.2.1.9 pertaining the Traffic Analysis.

_____ Plans involving ten (10) or more lots shall demonstrate full compliance with the Rules & Regulation Section 4.2.1.12 pertaining the Environmental Impact

Print name of applicant

Date

Accepter's Signature

Date