

# NATICK, MASSACHUSETTS

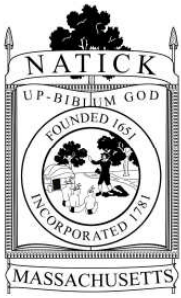
## COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

### SUBDIVISION REVIEW STANDARDS

**SUBDIVISION PLAN STANDARDS:**

<p><b>APPROVAL NOT REQUIRED (ANR) PLANS</b></p> <ol style="list-style-type: none"> <li>1. North point, date of survey and scale.</li> <li>2. Name of record owner, and engineer or surveyor.</li> <li>3. Registered Engineer's or Land Surveyor's Stamp.</li> <li>4. Names of all abutters as determined by the Board of Assessors from the most recent Assessor's List.</li> <li>5. Existing and proposed lines of streets, ways, and easements.</li> <li>6. All plans should be drawn to a scale of 1"=40' and shall show all existing structures, bounds, brooks, fences, walls, etc.</li> <li>7. Whether the street is public or private.</li> <li>8. Assessors' map number and lot number.</li> <li>9. Zoning classification.</li> <li>10. Deed reference of record owner by Book and Page number and Land Court Certificate number if applicable.</li> <li>11. Where the plan shows adjoining land owned by the applicant, the applicant shall furnish evidence, on the plan, indicating that the adjoining land has adequate frontage.</li> <li>12. Any other information which the applicant considers to be valuable for the Board's determination.</li> </ol>
<p><b>PRELIMINARY SUBDIVISION PLANS</b></p> <ol style="list-style-type: none"> <li>(a) Title shall read "<i>Preliminary Plan of Land in Natick, MA</i>"</li> <li>(b) Descriptive name of subdivision, north point, date, and scale</li> <li>(c) Name and address of record owner, sub-divider, engineer, and surveyor</li> <li>(d) Names of all abutters as determined by the Board of Assessors from the most recent local Assessors' List</li> <li>(e) Location, names and present widths of adjacent streets with designation as to whether public or private as appearing on the records of the Public Works department</li> <li>(f) Zoning classification</li> <li>(g) Title reference, date of deed, and Book and Page number and Land Court Certificate number where applicable</li> <li>(h) Proposed roads with the proposed layout of storm drainage, easements thereto, including easements for channel brooks and easements of record by prescriptive rights.</li> <li>(i) Dimensions and areas of lot numbers, and the layout of the proposed roads, water, sewer, and drainage system and easements to adjoining property.</li> <li>(j) Major site features, such as existing stone walls, fences, buildings, large trees (12" or over), rock bridges and outcroppings, swamps and water bodies</li> <li>(k) A profile of all proposed streets, ways, roads, drains and sewers, together with a cross section of any open channel streams and other information as the Board shall deem necessary and essential, shall be included</li> <li>(l) Profiles shall be drawn to a scale (Horiz. 1"=40' and vert. 1"-4') showing existing center line grade, existing right sideline grade with the legend shown below drafted on the plan             <div style="margin-left: 40px; margin-top: 5px;">                 Existing center line _____                  Existing L-Left sideline _____                  Existing R-Right sideline _____                  Proposed center line _____             </div> </li> <li>(m) Existing and proposed 2' contour intervals shall be submitted with the Preliminary Plan</li> </ol>

Note: Under Massachusetts General Laws, Chapter 40, Section 57, the Department of Community and Economic Development may withhold permits and approvals in the event that an applicant has neglected to pay local taxes, fees, assessments or other municipal charges. V. 5.2019



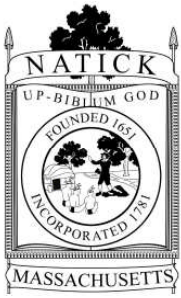
# NATICK, MASSACHUSETTS

## COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

### SUBDIVISION REVIEW STANDARDS

#### FINAL SUBDIVISION PLANS

- (a) Subdivision name, boundaries, north point, date, scale, legend, proposed names of streets (in pencil), zoning classification, and deed references of record owners by Book and Page number and Land Court Certificate number if applicable.
- (b) Name and address of record owner, sub-divider, engineer, and surveyor.
- (c) Names of all abutters, as determined by the Board of Assessors from the most recent Assessors' List.
- (d) Existing and proposed lines of streets, ways, lots, easements of record and prescriptive rights, and public or common areas within or abutting the subdivision.
- (e) Sufficient data to determine the location, direction and length of every street and way line, lot line, and boundary line, and to establish these lines on the ground. Lot lines and street lines must be indicated by bearings to the nearest second, and distances to the nearest 1/100 of a foot.
- (f) All lots or other divisions of land are to be designated numerically and in sequence, which shall conform to any previous plan recorded with the Registry of Deeds or the Land Court.
- (g) Registered Professional Engineer's and Land Surveyor's stamp.
- (h) The plans for each project must give information sufficient for the Board to accurately locate proposed streets as well as their accurate connection with other existing streets in the vicinity.
- (i) The plans must show the length and direction of streets and boundary lines, the length of radii, tangents, and 1 angle of all curves, together with the widths of streets and ways.
- (j) Center line of proposed streets on accurate stations.
- (k) The Board shall require a general plot plan to a suitable scale showing the relation of the proposed subdivision to adjoining property within a radius of 1/4 mile or to the nearest existing streets on all sides.
  - (1) Lots on the Definitive Plan shall be numbered the same as on the Preliminary Plan insofar as possible.
- (m) The location of all permanent monuments properly identified as to whether existing or proposed.
- (n) Proposed layout of storm drainage, water supply, and sewer systems, their appurtenances and all easements thereto.
- (o) Suitable space to record the signatures of the Planning Board, Board of Health, Public Works Department, and the Director of Public Works on both plans and profiles. If the subdivision adjoins or commences from an accepted public way or private way, it shall be so designated on the plan with the date accepted, if a public way, or other pertinent information as the Planning Board shall request for proper identification to said Board.
- (p) The fire alarm system, as required under Section VI-H shall be shown on the plans.
- (q) A Locus Map showing the proposed subdivision, scale 1"=1000', shall be shown on the lower left hand corner of the plan. If the plan is on multiple sheets the Locus Map shall be shown on the key map



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## COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

### SUBDIVISION REVIEW STANDARDS

#### **PROFILE PLANS (part of Final Subdivision Plans)**

- (r) All Profile Plans shall contain the following:
- (1) Plan of road layout and profile on same sheet.
  - (2) A horizontal scale of 1"=40'.
  - (3) A vertical scale of 1"=4'
  - (4) Existing center line in fine black solid line.
  - (5) Existing right side line in fine black long dash line.
  - (6) Existing left side line in fine black short dash line.
  - (7) Proposed center line grade in heavy red line. Proposed grade elevation at every 50' station, and every 25' station on vertical curves.
  - (8) Legend as shown in Preliminary Plan. Section III 2-L.
  - (9) All existing intersecting walks and driveways on both sides of proposed streets shall be shown on the plans.
  - (10) Location and elevations of two (2) permanent bench marks referred to town datum, to be furnished by the Natick Department of Public Works and so shown on profile.
  - (11) Rates of gradient of proposed center line grade and all drain and sewer pipes shown by figures.
  - (12) Size and location of existing and proposed surface drains and their appurtenances with elevations of rims and inverts at all manholes and catch basins.
  - (13) Size and location of existing and proposed sewer lines and their appurtenances with elevations of rims and inverts at all manholes.
  - (14) Sewer and drainage lines are to be related accurately to center line stationing.