

City of Brockton

Planning Department

PLANNING BOARD
CONSERVATION COMMISSION

FORM B

APPLICATION FOR APPROVAL OF A PRELIMINARY PLAN

Brockton, MA

Date: _____

TO THE PLANNING BOARD:

The undersigned, being the applicant as defined under Chapter 41, Section 81-L of Massachusetts General Law, submits for approval of a Preliminary Plan. The applicant hereby submits said plan as a Preliminary subdivision plan in accordance with the Subdivision Rules and Regulations of Brockton, MA.

Contact Information:

Name of Applicant: _____

Address: _____

Phone Number: _____ Email: _____

Name of Engineer and/or Surveyor: _____

Phone Number: _____ Email: _____

Deed of Property Recorded in Plymouth Registry: Book _____ Page _____

Location of Property: _____

Description of Attached Plan:

Signature of the Owner: _____

Print Name Clearly: _____

Date: _____

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Requirements for Preliminary Plan

The Preliminary Plan **shall** be prepared by a **Registered Professional Civil Engineer or Land Surveyor** registered in Massachusetts.

The Applicant shall submit:

- a. Two (2) copies of properly executed Form B Application, signed by all property owners
- b. One (1) full-sized plan, at a scale of 1" equals 40', unless another suitable scale is approved by the Board, printed on Mylar sized 24" X 36,"
- c. Ten (10) paper copies of the plan, printed 24" X 36", completed in accordance to requirements and ten copies (10) of the signed Form B application.
- d. One (1) digital copy of a PDF version of the Plan and Application. (Please either email PDF to planning@cobma.us or provide Department with flash drive of PDF).
- e. Fee, payable to the City of Brockton, in the amount described in the Fee Schedule.

Each Plan shall include:

- a. Name of Preliminary Subdivision
- b. Name and Address of Owner of subject land
- c. Registration Book and Page of Deed and previously recorded plans
- d. Name and Address of Surveyor if drawn by a Surveyor
- e. Surveyor's Stamp or Seal if drawn by a Surveyor
- f. Name and Address of Civil Engineer if drawn by a Civil Engineer or if civil engineering work is submitted
- g. Civil Engineer's Stamp or Seal if drawn by a Civil Engineer or if civil engineering is submitted
- h. Planning Board Signature Block
- i. North Point, Scale, Legend, Dates of Submission
- j. Zoning District and District lines if within or coterminous with parcel
- k. Names of Abutters' from Recent Tax List
- l. Dimensions, Profile, Geometry, and Lines of Existing and Proposed Streets, sidewalks, curbs, existing curb cuts, and names of proposed streets
- m. Dimensions and Lines of Existing and Proposed Utilities (water, sewer, drainage, electrical, gas, telecom, lighting, utility poles, fire hydrants, etc.) in Right of Way
- n. Location of all permanent monuments properly identified as to whether existing or proposed
- o. Proposed and Existing Topography of Land at 5 foot contours or less when required by the Board.
- p. Proposed site drainage system
- q. Proposed and Existing Significant On-site Natural and Man-made Features (wetland, ledge, bodies of water, wall, trees, fences, flood plain, etc.)
- r. Off-site Wetland Identification
- s. Easements
- t. Dimensions of proposed lots, including minimum frontage and lot area, per City Ordinance.
- u. Building Box or yard setback lines
- v. Identification of non-buildable lots
- w. Limits of work to be performed, including private utility work, within the Right of Way
- x. Proposed planting types
- y. Current Buildings and Structures
- z. When lots are combined, the new lot designation shall be made by an appropriate letter or number and be noted on the plan.