TOWN OF EAST BRIGEWATER

RULES AND REGULATIONS

GOVERNING THE

SUBDIVISION OF LAND

EFFECTIVE DATE

JULY 19, 1991

THIS IS AN UNOFFICIAL CONVENIENCE COPY

July 25, 1991

A True Copy Attest:

Elaine S. Powers, Town Clerk
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RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN
EAST BRIDGEWATER, MASSACHUSETTS

SECTION 1

AUTHORITY AND PURPOSE

The following rules and regulations, as amended, relating to subdivision control have been adopted by the Planning Board of the Town of East Bridgewater by virtue of the authority granted in Massachusetts General Laws, Chapter 41, Section 81 D, as amended, for the purpose of protecting the safety, convenience and welfare of the inhabitants of the Town, by regulating the laying out and construction of ways in subdivisions providing access to the several lots therein, but which have not become public ways, and ensuring sanitary conditions in subdivisions and in proper cases parks and open areas. The powers of the Planning Board and of the Board of Appeals under the subdivision control laws, shall be exercised with due regard for the provision of adequate access to all of the lots in a subdivision, by ways that will be safe and convenient for travel; for lessening congestion in such ways and in the adjacent public ways; for reducing danger to life and limb in the operation of motor vehicles; for securing safety in the case of fire, flood, panic and other emergencies; for insuring compliance with the applicable zoning by-law; for securing adequate provision for water, sewerage, drainage, underground utility service, fire, police and other similar municipal equipment and street lighting, and other requirements where necessary in a subdivision; and for co-ordinating the ways in a subdivision with each other and with the public ways in the town and with the ways in neighboring subdivisions.

It is not the purpose of the Rules and Regulations to define or interpret the Subdivision Control Law of the Commonwealth of Massachusetts. For any information as to procedure, etc. there under, see Massachusetts General Laws, Chapter 41, Section 81 A through 81 GG.

If any section or clause of these regulations is held invalid by a court or competent jurisdiction, the remainder shall not be affected thereby.
SECTION 2

PLANS BELIEVED NOT TO REQUIRE APPROVAL (FORM A PLAN AND ESTATE LOT)

A. GENERAL PROCEDURES AND FEES.

1. Submission:
Any person, wishing to cause to be recorded in the Registry of
Deeds, or to be filed with the Land Court a plan of land, who
believes that the plan does not require approval under the
Subdivision Control Law in accordance with Section 81-P, Chapter
41, of the General Laws, shall submit to the Planning Board:

a. A properly executed Form A application in duplicate together
   with an original plan suitable for recording and 12 copies.

b. A filing fee of $100.00 per plan sheet with 1 lot plus $50.00
   for each additional lot over 1.

2. PLAN REQUIREMENTS AND CONTENT.

a. Plan shall be drawn to a scale of 1" to 40', or larger provided
   the sheet size shall not exceed 24" x 36".

b. North point and date shall be shown.

c. Name and address of owner of record.

d. Name, address and seal of Registered Land Surveyor.

e. Name of all abutters shall appear as they appear on the most
   recent tax list. (Owners across streets are considered
   abutters.)

f. Where plan shows adjoining land of applicant, evidence shall be
   furnished on the plan of adequate remaining area and frontage
   and existing buildings within 50 feet of lot line.

g. Location of all existing buildings or structures on subject
   property.

h. Zoning classification shall be identified.

i. Space for Boards signature with caption "Approval under the
   Subdivision Control Law not required".
j. Locus must be shown on plan at a scale of 1" = 500'.

k. House Numbers of adjacent property must be shown on plan.
SECTION 3

PROCEDURE FOR THE SUBMISSION OF SUBDIVISION PLANS (FORM B PLAN)

A. PRELIMINARY PLANS

1. GENERAL PROCEDURES AND FEES

a. A Preliminary Plan of a subdivision should be submitted by the subdivider for discussion and approval by the Planning Board and the Board of Health. The submission of such a Preliminary Plan will enable the subdivider, the Planning Board, other municipal agencies and owners of property abutting the subdivision to discuss and clarify the problems of such subdivision before a Definitive Plan is prepared.

The Preliminary Plan may be drawn on tracing paper with pencil, preferably on a scale of one inch to each forty (40) feet and 15 prints shall be filed at the office of the Planning/Building Department. The developer must give notice of application to the Town Clerk as required under Chapter 41, Section 81 S of the General Laws, as amended.

* A filing fee of $300.00, shall be paid at the time of filing with the Planning/Building Department. In the event that a definitive plan is subsequently filed within one year, then the aforementioned fee may be applied as a credit against the definitive plan filing fee.

b. All fees for review by Planning Boards Consultant shall be paid by the applicant. Please refer to Table 2 of the Appendix for the amount and explanation of the Consultant's Fee.

2. CONTENTS

Said Preliminary Plan should show sufficient information about the subdivision to form a clear basis for discussion of its problems and the preparation of the Definitive Plan. Such information shall include the following:

a. Name (If any) of subdivision, north point, date, scale, zoning classification, and elevation referred to the town standard base.

b. Name and address of owner, subdivider and designer, engineer or surveyor.
c. Name of all owners, public or private, of abutting real estate, as they appear on the most recent tax list together with the acreage of each abutting parcel.

d. The names, widths and exterior lines of existing ways, public and private, the location and character of other easements, public or private within or adjacent to the subdivision, the exterior lines of proposed ways and other public places or areas.

e. Major site features such as existing stone walls, fences, buildings, rock ridges and outcroppings, wetlands, water bodies and waterways.

f. Topography, with two (2) foot contour intervals. The Board may require topography to include sufficient adjacent land where streets are projected to prove practicality of proposal.

g. Proposed system of drainage, including adjacent natural waterways showing direction of flow and existing highway drainage.

h. Proposed water distribution system showing type and size of mains.

i. Approximate boundary lines of proposed lots showing areas and dimension.

j. The center line of proposed roadways, at even stations (1+00, 2+00 etc.), cul-de-sacs and drainage areas shall be staked on the parcel when plan is submitted.

3. PROCEDURE

The Preliminary Plan will be studied by the Planning Board and the Board of Health, to determine whether it is in compliance with the requirements of design adopted by the Planning Board.

E. DEFINITIVE PLANS

1. GENERAL PROCEDURES AND FEES

   a. Any person who submits a Definitive Plan of a subdivision to the Planning Board for approval, shall file with the Board the following: An original drawing of the Definitive Plan and 13 contact prints thereof. (The original drawing will be returned after approval or disapproval); a properly executed Form B Application; and a filing fee of $400.00. Also, the applicant/
owner must establish an account with the Town Treasurer for the cost of outside consultants used by the Planning Board to review the Engineering content of the plan. Please refer to the SCHEDULE OF FEES PAYABLE FOR THE SUBDIVISION PROCESS in the Appendix for the amount and explanation of said account.

The subdivider will be required to pay for the actual cost of the Public Hearing Advertisement within 15 days after the hearing date in addition to other fees. The definitive plan shall not be deemed to have been submitted to the Board until all required fees and material have been delivered to the Planning/Building Department and proper notice has been given to the Town Clerk.

b. Inspection fees shall be paid to the Planning/Building Department by the subdivider upon request for inspection or reinspection. Where it is deemed necessary by the Board to make borings or core samples, such cost shall be borne by the subdivider. In subdivision developments exceeding 2 lots the Board shall designate a representative to be present on the site during gravel base installation and bituminous road surfacing installation which cost shall be borne by the subdivider. Please refer to the SCHEDULE OF FEES PAYABLE FOR THE SUBDIVISION PROCESS for the amount and explanation of the Construction fee. NOTICE SHALL BE GIVEN TO THE PLANNING/BUILDING DEPARTMENT AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF THE AFORE MENTIONED WORK.

Release from covenant or bond shall not be made until inspection fees have been paid. Checks must be in the form of certified funds payable to the Town of East Bridgewater. A release of $50.00 per lot will be payable to the Town upon request for release of covenant.

c. Prior to release of lot or lots the subdivider shall deposit an amount with the Town of East Bridgewater equivalent to $100.00 for each boundary monument as shown on the definitive plan.
Deposit to be returned after submission of certification from a Registered Land Surveyor that bounds have been accurately installed.

** d. Prior to release of lots, the subdivider shall deposit a minimum amount of $2,000.00, plus $300.00 per lot over 5 lots, with the Town of East Bridgewater as security for the later submission to the Board of an accurate "AS BUILT PLAN" showing layout and other data as per data III.B.5.a.

* e. Prior to approval by the Board and release of any lots the subdivider shall deposit with the Town of East Bridgewater a "Subdividers Highway Equipment Fee Account" - a non-refundable sum of money equal to $2.00 per linear foot of proposed roadway measured at the center line of the proposed road. (Per Town By-Law).
f. At the time of filing of the Definitive Plan, the applicant shall also file with the Board of Health a copy of said plan as required by the Subdivision Control Law Section 61-U.

2. CONTENTS

THE PLAN SHALL COMPLY WITH THE FOLLOWING:

a. The Definitive Plan shall be prepared by a Registered Engineer and a Registered Land Surveyor and shall be clearly and legibly drawn in black waterproof ink on a size of 24" x 36" outside dimensions. If multiple sheets are used, they shall be accompanied by an index sheet showing the entire subdivision at a scale agreed by the Board. The index sheet shall also show street stationing as established by the profile plans.

b. The horizontal scale shall be 1" to 40', unless the Board approves a more convenient scale. The vertical scale shall be one-tenth (1/10) of the horizontal scale.

c. All elevations shall be referred to United States Coast and Geodetic Survey Bench Marks.

d. A title stating the name of the subdivision, the date, the scale, the name and address of the applicant and of the Registered Engineer and a Registered Land Surveyor who prepared the plan and the zoning district or districts in which the subdivision is located.

e. The true magnetic north point.

f. The location and name of adjacent subdivisions, the name of all abutting owners, public and private, as shown on the most recent tax list, including owners of land separated from the subdivision only by a street and such others to whom notice is to be sent as required by law, and the location of abutting parcels and size of same.

g. The names, widths and exterior lines of existing ways, public or private and the location and character of other easements, public or private, within or abutting the subdivision.

h. The name, widths and exterior lines of proposed ways and parks which the applicant proposes to locate within the subdivision and total area dedicated to roadway.

i. The lines, boundaries, areas and lot number of all lots into which the subdivision is to be divided.
j. The location of all fences, walls, buildings, waterways, well and hydrants and permanent monuments of metal, stone, or reinforced concrete; identified as to whether existing or proposed.

k. Data to readily determine the location, bearing and length of every way line, lot line and other boundary line shown on the plan, whether straight or curved, sufficient to reproduce the same on the ground, with all bearings referred to the true meridian, or magnetic north point, with monuments at all points of curvature and at change in direction of street side lines or where designated by the Board.

l. Topography, with two (2) foot contour intervals which shall extend beyond the boundaries of the property a sufficient distance to indicate the effect of the subdivision on abutting property.

m. Profiles of proposed ways, utilities, water and drainage therein at a horizontal scale of forty (40) feet to an inch and a vertical scale of four (4) feet to an inch. Such profiles shall be stationed on the center line and shall show the existing surface of the ground on the center line and both exterior lines at each fifty (50) foot station and the sills and steps of all houses abutting upon the way.

The proposed center line grade of the roadway shall be shown in a heavy black line. The proposed exterior line profile shall show the elevation of intersections of tangent stations, rates of slope, vertical curves and data pertaining thereto in figures. The existing center line shall be shown in a fine black line, the easterly or northerly side line shall be shown in a fine black dotted line, the westerly or southerly side line shall be shown in a black dash line. A key to the side lines shall be noted on each sheet. The center line of proposed roadways at even stations 1+00, 2+00 etc., cul-de-sacs and drainage areas shall be staked on the parcel when plan is submitted. Also, refer to "Design Standards For Streets" on page 15.

n. Size and location of existing and proposed water mains, surface water drains, sewers and their appurtenances. Rim elevations and invert elevations for all manholes and catch basins shall also be shown.

o. Size and location of existing and proposed gas pipes, location of existing and proposed electric and telephone facilities, together with the appurtenances. All utilities except drainage shall not
be placed under road surfaces). All utilities from main supply lines that service buildings which cross roadways shall be installed in sleeves of adequate size to allow services to be replaced without disturbing the paved road surface.

p. Cross sections of proposed ways, planting strips and sidewalks.

q. A space for the attestation signatures of the members of the Planning Board, on each sheet of the definitive plan.

r. A relative error of closure not in excess of one (1) in twelve thousand (12,000) for the roadway layout.

s. All Watershed Protection areas or Flood Plain areas which fall within any boundaries of the subdivision must be clearly shown, as well as any wetlands, brooks, marshy sections or water bodies within 100' of the subdivision.

t. A plan for the control of erosion and siltation both during and after construction phases. Such plan shall include a proposed construction sequencing, temporary and permanent erosion control planting, special constructions and swale and stream scour protection.

u. Drainage calculations prepared by the applicants engineer including design criteria used, drainage area and other information sufficient for the Board to check the size of any proposed drain, culvert, bridge or retention area.

v. If private on lot sewerage systems are proposed, sufficient percolation test and test pits shall be taken by the applicant to clearly indicate the general sub surface soil suitability and certified to be a Registered Sanitarian or Registered Engineer concerning observation of test pits.

w. In connection with any definitive plan or plan for access ways submitted for review by the Planning Board including access ways to multiple-family dwelling facilities, Mobile Home Park, Industrial Facility, Retail and Service Facilities, the Board may require with the submission, an Environmental Impact Statement prepared by a Registered Professional Engineer which shall clearly show the relation of the proposed project to the total environment of the Town and its inhabitants.

The Environmental Impact Statement should examine the existing conditions, identify all impact of the proposed project, and
analyze these impacts to determine the significance of each. Where possible, quantitative measures should be used to define the magnitude of the impacts. Alternatives to the proposed project should also be discussed in the Environmental Impact Statement.

This statement shall include the following general categories as minimum information to be furnished:

NATURAL ENVIRONMENT
1. Air
2. Noise
3. Land
4. Wildlife
5. Surface Water
6. Ground Water

MAN-MADE ENVIRONMENT
1. Surrounding land use
2. Density
3. Zoning
4. Architecture
5. Historic Buildings or sites

PUBLIC FACILITIES
1. Water supply, flow pressure and distribution
2. Sanitary sewerage connection, distribution and facilities
3. Storm drainage facilities
4. Disposition of Storm Water
5. Solid Waste Disposal
6. Traffic Facilities
7. Electric Power
8. Gas

COMMUNITY SERVICES
1. Schools
2. Recreation
3. Police
4. Fire
5. Public Works

ECONOMIC CONSIDERATIONS
1. Cost-benefit ratio
2. Time Schedule

DESIGN CONSIDERATIONS
1. Open Space Planning
2. Retention of natural vegetation and contours
x. Natural water courses and ponds may not be altered, filled, drained or relocated. Any pond that has been in existence for over 25 years shall be considered to be a natural pond.

y. A location plan of the subdivision at a scale of 1 in. = 800 ft., showing the exterior lines of all proposed streets in the subdivision and their location in relation to one or more existing street or portions thereof.

z. Any special construction details or other pertinent information which the Board may request as necessary to evaluate the feasibility of the proposed design of the subdivision. Such information may include copies of agreements granting the developers rights essential to development of the land and construction work involved, including the right of access over existing ways and the right to discharge storm water drainage upon the land of others.

3. PERFORMANCE GUARANTEE

Before endorsement of a definitive plan, the Board shall require provision for the construction of ways and installation of municipal services in accordance with the rules and regulations of the Board. Such construction and installation shall be secured by one or in part by one in part by another, of the following methods as provided in Chapter 41, Section 41 U.

a. By filing a bond, deposit of money or negotiable securities which shall be payable to the Town of East Bridgewater in an amount sufficient in the opinion of the Board to secure performance of ways and services required for completion of the subdivision or any part thereof. The Board may require evidence of an adequate rating of the Bonding Company and may limit securities to 60% of market value and require a national market. Construction and installation shall be completed within (1) one year, as per the Covenant. In establishing an amount of collateral, the Board will consider the effects of inflation, cost of bid preparation and minimum labor costs which the Town may incur as well as time and weather factors.

b. By a Covenant executed and duly recorded by the owner running with the land, whereby such lots may not be built upon or conveyed. Where the entire subdivision is not completed, the subdivider will be expected to establish temporary turnarounds and cause the water and drainage systems to be functional. Reference to a Covenant shall be endorsed on the plan.
c. By delivery to the Board of an agreement with a first mortgage, satisfactory to the Board as to time amount and manner of payment, covering the premises shown on the plan, or a portion thereof given as security for advances to be made to the applicant by the lender, which agreement shall be executed by the applicant and the lender and shall provide for the retention of funds by the lender, to be released upon approval by the Planning Board, to secure the construction of ways and installation of services required by the Board. Construction shall be completed within one year and failing that, the balance of funds held by the Town of East Bridgewater must be made available to the Board without any precondition of default or foreclosure, for completion of the work at the option of the Board.

4. FORFEITURE OF BOND

a. The failure to complete the construction of ways and the installation of municipal services within that portion of the subdivision covered by a bond, mortgagee's agreement, deposit of money, or negotiable securities within a period of one year from the date of acceptance of the bond agreement, money or securities or the execution of a covenant, shall be grounds for the Planning Board to rescind its approval of the subdivision plan except as to those lots which have theretofore been released, unless an extension is granted by the Board. Such extension will be subject to review of the sufficiency of the "Performance Guarantee".

b. Construction of all ways and the installation of all municipal services of a portion of the subdivision covered by a "Performance Guarantee" shall be completed in accordance with the applicable rules and regulations of the Board before any additional portion of the subdivision will be released from the Covenant.

5. EVIDENCE OF SATISFACTORY PERFORMANCE

Before the Board will release the interest of the town in the deposit required in section III B 3 or, in the case of approval with covenant, issue a final release of covenant:

a. The applicant shall file with the Board a certified copy of a final acceptance plan (with accompanying profile) for each street in the subdivision (or in the case of approval with covenant, of the streets serving the lots for which a release is desired).
Certification shall be by a registered engineer employed by the applicant, and shall indicate that all easements, streets, sidewalks, monuments, sewers, storm drains, water lines, hydrants, underground telephone and electricity, and their appurtenances have been constructed in accordance with lines and grades of said plan and are accurately located as shown thereon. The plan shall indicate the invert grades of all storm drainage at all catch basins and manholes within the subdivision.

b. The applicant shall execute an instrument transferring to the Town without cost valid unencumbered title to all roadways including sanitary sewers, storm drains, water mains and appurtenances thereto, constructed and installed in the subdivision.

Said instrument shall convey all the developers' interests in any easements in connection with the subdivision.

C. INSPECTION OF WORK:

All materials and each part or detail of the work shall be subject to inspection by the Planning Boards Agent. The Agent shall be allowed access to all parts of the work and shall be furnished with such information and assistance by the Contractor as is required to make a complete and detailed inspection. (Such assistance may include furnishing labor, boats, tools, equipment, etc. at no expense to the Board).

If the Planning Board Agent so requests, the Contractor, at any time before acceptance of the work, shall remove and uncover such portions of the finished work as may be directed. After examination, the Contractor shall restore said portions of the work to the standard required by the specifications.

Should the work so exposed or examined prove unacceptable, the uncovering or removing and the replacing of the covering or making good of the parts removed, will be at the Contractor's expense.

Any work done or materials used without authorization by the Agent may be ordered removed and replaced at the Contractor's expense.

The Contractor shall furnish written information to the Agent stating the original sources of supply of all materials manufactured away from the actual site of the work. In order to insure a proper time sequence for required inspection and approval this information shall be furnished at least two weeks (or as otherwise directed by the Planning Boards Agent) in advance of the incorporation in the work of any such materials.
For the purpose of observing work that affects their respective properties, inspectors for the municipalities, public agencies and the utility companies shall be permitted access to the work, but all official orders and directives to the Contractor will be issued by the Planning Boards Agent. Such inspection shall in no sense make any unit of government or political subdivision a party to this Contract, and shall in no way interfere with the rights of either party hereunder.

The inspection of work shall not relieve the Contractor of any of his obligations to fulfill the terms of the Contract as herein prescribed by the plans and specifications.

Failure to reject any defective work or materials shall not in any way prevent later rejection when such defect is discovered, nor obligate the Planning Board to make final acceptance.

The Contractor shall give prior notice to the Planning Board Agent when work on the various items is to be performed by him or his Subcontractors. If work is suspended on any item, prior notice shall be given to the Planning Boards Agent before resumption of such work. Except in case of an unforeseen emergency, neither the Contractor nor any Subcontractor shall perform any work requiring inspection at hours other than during normal work day without prior approval of the Planning Boards Agent.

6. REVIEW BY THE BOARD OF HEALTH

At the time of filing the Definitive Plan, the applicant shall also file with the Board of Health, in accordance with the Subdivision Control Law, Section 81 U. Also the Planning Board recommends a copy of the Definitive Plan should be filed with the Board of Water Commissioners and the Conservation Commission.
SECTION 4

DESIGN STANDARDS FOR SUBDIVISIONS.

A. SUITABILITY OF THE LAND.

No plan of a subdivision of land, in any of the districts designated as residential under the Zoning By-Law, shall be approved, unless after adequate investigation, the Planning Board determines that the land can be used for residential purposes with adequate water supply and used without danger to health and that the plan will not detract from the value and attractiveness of abutting property.

B. SUITABILITY OF WAYS

1. LOCATION AND ALIGNMENT.

a. All streets in the subdivision shall be designed so that, in the opinion of the Planning Board, they will provide safe vehicular travel with a minimum of congestion. Due consideration shall also be given by the subdivider to the attractiveness of the street layout in order to obtain the maximum livability and amenity of the subdivision.

b. The proposed street shall conform to the Master Plan as adopted in whole or in part by the Planning Board.

c. Provision shall be made for the proper projection of streets and for access to adjoining property which is not yet subdivided.

d. Proposed streets which are obviously in alignment with other streets already existing and named shall bear the names of such existing streets. No other proposed streets shall duplicate the name of existing street. All proposed street name shall be approved by the East Bridgewater Planning Board. Proposed Street names should reflect the history of the town or be related to the land features of the subdivision. Persons names except for historical names are not acceptable.

e. Reserve strips prohibiting access to streets or adjoining property shall not be permitted except where in the opinion of the Planning Board such strips shall be in the public interest.

f. Street jogs with center line offsets of less than one hundred and twenty-five (125) feet should be avoided. Streets should be continuous and in alignment with existing streets as far as practicable.
g. The minimum centerline radii of curved streets shall be one (100) feet. Greater radii may be required for principal streets.

h. Streets shall be laid out so as to intersect as nearly as possible at right angles. No street shall intersect any other street less than sixty (60) degrees. Street alignments with long tangent sections (greater than 300') are to be avoided unless topographic conditions or other design elements warrant.

i. Property lines at street intersections shall be rounded or cut back to provide for a curb radius of not less than twenty (20) feet.

2. WIDTH

The minimum width of street rights-of-way shall be forty (40) feet. Greater width shall be required by the Planning Board when deemed necessary present and future vehicular travel.

3. GRADES

Grades of streets shall be not less than 1.0% .

4. DESIGN STANDARDS FOR STREETS:

<table>
<thead>
<tr>
<th></th>
<th>Residential</th>
<th>Commercial</th>
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</tr>
<tr>
<td>Minor</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Secondary</td>
<td>50'</td>
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</tr>
<tr>
<td>Right-of-Way</td>
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<tr>
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<tr>
<td>Grade:</td>
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<tr>
<td>-(maximum)</td>
<td>10%</td>
<td>8%</td>
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<tr>
<td>-(Watershed Dist)</td>
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</tr>
<tr>
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<tr>
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<td>4&quot; +2&quot;</td>
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<td>Sidewalks</td>
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<td></td>
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### RESIDENTIAL  COMMERCIAL  INDUST

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<td>60'</td>
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<td>Roadway Radius</td>
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<td>20'</td>
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<tr>
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<td>UNDERGROUND</td>
<td>UNDERGROUND</td>
<td></td>
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</tbody>
</table>

### DEFINITIONS:

**LOCAL STREET** — A street which in the opinion of the Planning Board has been designated to be permanently dead end and which services no more than 12 single family dwellings.

**MINOR STREET** — A street which in the opinion of the Planning Board is being used or will be used primarily to provide access to abutting lots and will not be used for through traffic.

**SECONDARY STREET** — A street intercepting one or more minor or local streets and which, in the opinion of the Planning Board, is used or will be used to carry a substantial volume of traffic from such minor or local streets to a major thoroughfare which connects the various parts of the Town. This would include principal entrance streets which provide access to large subdivisions or groups of subdivisions.

### 5. WAIVER

Waiver of Design Standards will be considered by the Planning Board when evidence is presented that the design standards of Section IV would not be in the best interest of the Town.

### 6. DEAD-END STREETS

Dead-end streets shall not be longer than nine hundred (900) feet and shall be provided at the closed end with a turn-around having an outside roadway diameter as required in SECTION 4.B.4. The center of the turn-around shall be a landscaped area or naturally vegetated. A Hammer Head turnaround or other such design may be used where possible.
7. TURNAROUNDS

A turnaround may be omitted on a roadway not exceeding two hundred (200) feet where said roadway provides insufficient frontage for more than one lot.

8. TEMPORARY TURNAROUNDS

Temporary turnarounds on non-through streets shall be constructed wherever the developer requests release of lots and the entire roadway is not completed.

9. STREET EXTENSIONS

Where streets are to be constructed beyond an existing turnaround, it is a condition of approval that the turnaround surface be removed and the street constructed in accordance with Section V.

10. ADEQUATE ACCESS

Not more than one building designed or available for use for dwelling shall be erected, placed or converted to use as such on (a) any lot in subdivision, or (b) elsewhere in the Town without the consent of the Board; and such consent will be conditional upon the providing of adequate ways furnishing access to each building site in the same manner as otherwise required for lots in a subdivision, and the filing of plans in the same manner.

C. EASEMENTS

1. Easements for utilities across lots or centered on rear or side lot lines shall be provided where necessary and shall be at least twenty feet wide.

2. Where a subdivision is traversed by a water course, drainage way, channel or stream, the Planning Board may require relocation of same or 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 course, drainage way, channel or stream, to provide for construction or other necessary purposes.

3. No building or on-lot sewerage system shall be erected or maintained within an easement.

4. All easements shall be bounded with permanent markers along (1) one side at angle points or if none at intervals of no less than 100'.
D. WATER SUPPLY

No subdivision of land shall be approved by the board unless all lots therein are provided with water by connecting to a municipal water supply system. Water mains and their appurtenances must be installed in accordance with the Rules and Regulations of the Town of East Bridgewater Water Department and approved by the Board of Water Commissioners. Connection to the public water supply shall be made at no cost to the Town.

E. DRAINAGE

1. Drainage shall be designed to take care of the surface and subsurface water of roadways and adjoining land.

2. Street drainage designs shall be of the type known as "manhole systems". This is one in which the water collected in the catch basin empties into an intermediate manhole in a main drain laid in the street.

3. Storm water shall be directed to enter the nearest natural water course. If necessary, proper easements must be secured by the applicant in the name of the Town of East Bridgewater.

4. Where ground water is encountered under the street layout, drainage piping and/or subdrains shall be extended to the areas in question and shall be tied into the main drainage system whether or not such drains are shown on the final plan as approved by the Planning Board. Method of installation and piping material shall meet the approval of the Board.

5. The quantity of storm water carried by drains shall be determined by the Rational Method; and the design frequency of storm drainage shall be ten years; for bridges and culverts - fifty years.

F. COMPLIANCE WITH ZONING BY-LAW.

No plan of a subdivision shall be approved unless all the lots shown on the plan comply with the Zoning By-Law of the Town of East Bridgewater.

G. LOTS OF ABNORMAL SIZE.

In case a tract is subdivided into parcels larger than normal building lots, the Planning Board may decline to approve the plan unless such parcels are arranged so as to allow the opening of proper future ways and logical and proper subdivision.
H. OPEN SPACES AND NATURAL FEATURES.

Although not required by these rules and regulations, it is recommended that consideration be given in proper cases to the provision of a park or parks suitably located for playground or recreation purposes and for providing light and air. Areas may be reserved for such purposes by appropriate endorsement on the plan. It is also recommended that due regard be shown for all natural features, such as large trees, water courses, scenic points, historic spots and similar community assets, which, if preserved, will add attractiveness and value to the property.

I. PROPOSED DEVELOPMENT OF APPLICANT'S OTHER CONTIGUOUS LAND.

The Planning Board may decline to approve a plan of a subdivision if the applicant owns land contiguous to that shown on the plan and fails to furnish sufficient data to enable the Board to relate to the proposed subdivision and the applicant's remaining land. Such data shall include the lines of proposed ways and lots approximate grades and such other details as the Board may reasonably require.

J. CONSTRUCTION STANDARDS.

Unless otherwise specified, all work and materials used in the work to be done shall conform to the requirement of the Commonwealth of Massachusetts Department of Public Works Standard and Specifications for Highways, Bridges and Waterways, latest edition and amendments thereto, and of the Construction Manual, Part 3, Construction Standards by the MDPW as most recently revised.
SECTION 5
REQUIRED IMPROVEMENTS FOR AN APPROVED SUBDIVISION

A. STREET AND ROADWAY.

1. All ways shall be constructed and water lines, sewers, and surface water drains shall be installed therein in accordance with the following specifications of the Planning Board of East Bridgewater. Refer to Appendix A.

2. The entire area of each street or way shall be cleared of all stumps, brush, roots boulders, like material and all trees not intended for preservation.

3. Within each street, the roadway (including shoulders) shall be excavated for the full length and width to a depth of at least sixteen (16) inches below the finished surface or filled to a subgrade the top of which is at least (16) inches below the finished surface. If the soil is soft or yielding, or contains rocks, boulders, clay or sand pockets, peat or other material detrimental in the opinion of the Planning Boards Agent to the subgrade, such material shall be removed to such additional depth as required by the Planning Boards Agent and replaced with material compacted to 95% maximum density based upon AASHO Test Designation T-99 Method C. Where fills exceed one (1) foot in depth, the material shall be placed in layers of approximately eight (8) inches in thickness and each successive layer shall be compacted based upon the aforementioned AASHO Method C.

4. All trees intended for preservation shall be protected from injury by means of boxes or fenders. Trees of a variety approved by the East Bridgewater Planning Board shall be provided in the planting strip as specified by the East Bridgewater Planning Board.

5. At the time the road is at subgrade, all water and drainage pipes shall be laid under the supervision of the East Bridgewater Water Department and the Planning Board Agent. Approval shall be secured before continuing with the road construction.

6. All roadways shall be provided with a foundation, above subgrade consisting of at least twelve (12) inches of good binding gravel, rolled and compacted to a centerline grade four (4) inches below the proposed finish grade as shown on the profile, to be located insofar as practicable, centrally within the street right-of-way. Gravel shall be spread in two equal layers each of which shall be thoroughly watered and rolled to true line and grades with a roller
of not less than ten (10) tons. The gutter grade shall be four (4) inches below center line grade and the curb grade shall be three (3) inches above gutter grade.

Any depressions that appear during and after rolling shall be filled with gravel and rereuled until the surface is true and even.


8. After the base course is in place, castings shall be adjusted to line and grade so as to meet the finished surface.

9. All shoulders shall have a base course of eight (8) inches of good quality, clean sharp gravel, and not less than six (6) inches of good loam to form the planting strip of not less than two (2) feet between the sidewalk and the roadway. Planting strips shall be seeded with perennial type grass seed.

10. The grading at the intersection of ways shall be so designed as to be safe and convenient for travel and to direct the flow of surface water in a suitable manner, to the satisfaction of the Planning Boards Agent.

11. Dust control shall be provided at all times for all roadway construction as required by the Planning Boards Agent.

12. The density and tests of all pavements shall be such that they conform to Section 460.21 of the MDPW Standard Specifications for Highways and Bridges. The Board may, at the applicant's expense, require core tests to assure itself that the required amount of bituminous concrete has been uniformly spread through the roadway. At intervals of fifty (50) feet or less, tests shall be made. It is the contractor's responsibility to provide suitable and acceptable coring equipment. The Boards representative shall be present when the sampling is made. It is the applicant's responsibility to collect the weight slips and turn them over to the Planning Boards Agent for computation.

B. UTILITIES

1. All sewers, surface water drains, water and gas pipes and electric, together with their appurtenances, within the limits of a way shall be placed underground and shall be installed after the way has been excavated to subgrade, and prior to completion of roadway foundations. All water mains and laterals within the exterior lines of the street shall be installed not less than five (5) feet
below the finished grade of the street. Where rock or clay occurs, trenches shall be excavated to a depth of six (6) inches more below the bottom of any water pipe, drain pipe or sewer pipe.

The trenches shall be filled to the bottom of the pipe with suitable base materials containing no stone having any dimension greater than two (2) inches. Fill material used for back filling shall be placed and compacted by hand or by vibrating equipment around the water mains and drains to a depth of one foot above these units before completing the remaining filling. See Notes Section III E-2-c.

2. The developer of a street or way shall install at his own expense the required water pipes, gate valves, boxes, fittings and hydrants, in order to provide adequate water for service and fire protection. No pipe to be less than eight (8) inch diameter. Hydrants to be placed every five-hundred (500) feet, with gates at every hydrant, and at the beginning of the line and at one-thousand (1000) foot intervals in the main line. If a dead-end street, a hydrant and bleeder are to be located at the end of the line. All water pipes, gate valves, boxes, fittings and hydrants are to be as specified by the East Bridgewater Board of Water Commissioners.

3. The excavation of trenches, the character and position of the pipes, joints, fittings and appurtenances, including hydrants, the methods and material of back-filling and other matters relating to the installation of water pipes shall conform to the East Bridgewater Water Department Regulations, the water survey made by the engineers for the town year of 1951, the recommendations of the Board of Water Commissioners, so far as applicable, and shall be subject to the approval in writing of the Board of Water Commissioners.

4. "Manhole covers, water gates, etc. shall be set so that they are one half inch below the finished surface of the street and shall be set in a bed of high early strength cement mortar prior to the application of the finished bituminous concrete pavement. A minimum of twenty four (24) hours shall be allowed for "setting" time of the mortar.

5. Adequate disposal of surface water shall be provided. A minimum of twelve (12) inch reinforced concrete Class III pipe in sound condition shall be used or other products approved by the Planning Boards Agent and Highway Surveyor. Tight joints shall be required. Catch basins shall be built using Massachusetts State Standards on both sides of the roadway at intervals of not more
than four-hundred (400) feet on continuous grades, at low points
in the roadway, and near the corner of the roadway at intersecting
streets.

Catch Basins to Catch Basin Connections will be allowed for certain
conditions of small water sheet flows, otherwise all Catch Basins
shall be connected to the drainage system through manholes. Man-
holes shall be provided at all changes in alignment, grade or drain
pipe size. The maximum distance between manholes shall not exceed
four hundred (400) feet. Pitch of drainage pipe shall be a minimum
on one-quarter (1/4) inch per foot. All concrete pipes shall be
reinforced and have not less than thirty (30) inches of cover or
other method or products approved by the Planning Board and Highway
Surveyor.

Manholes shall have cement floors with inverts and shall be precast
of cement to meet Massachusetts State Specifications for standard
manhole four (4) foot diameter, the ring and cover to meet
Massachusetts State specifications for standard manhole frame and
cover twenty-six (26) inches in diameter. Manhole castings shall
be set in a full bed of mortar for a minimum of twelve (12) inches
around the casting and to a minimum depth of nine (9) inches.
Catch basin castings shall be set with a slope of two and one half
(2 1/2) inches and castings shall be set in a full bed of mortar
for a minimum of twelve (12) inches around the casting.

Catch basins to be built of precast cement with cement floor,
standard basin to be four (4) foot diameter and six (6) foot six
(6) inches deep; frame and grate to be standard twenty-four (24)
inch by twenty-four (24) inch and to be set flush with the finish
roadway. Curb inlets, when required, shall be set to the line of
the street and to meet the grade of curbing and shall be set in a
full bed of mortar. They shall have a minimum gutter mouth of four
(4) inches.

All open ended pipes over fifteen (15) inches in diameter shall be
provided with a vertical grate protection permanently attached to
the end of the pipe. Horizontal distance between the vertical bars
of the grate shall be approximately six (6) inches.

All backfill shall be of clean gravel fill. The use of any debris
is prohibited. No backfill shall be put in place until all pipe
has been inspected by the Planning Boards Agent who shall be
notified by the applicant when the system is ready for inspection.

6. Connections for sewer, drain, water and gas from the main
structures in the way to the exterior line of the way shall be
constructed for each lot whether or not there is a building
thereon, except that the Planning Board may waive such requirement, in whole or in part, in the case of a lot to be used for a park, playground or for any other purpose for which, in the opinion of the Board, such connections shall not be required.

C. SIDEWALKS

Sidewalks of not less than four (4) feet in width shall be constructed as required in SECTION 4.B.4., starting at the property line, in conformity with the following specifications: They shall consist of two (2) inches of bituminous concrete applied over a gravel base compacted to not less than six (6) inches of gravel with a minimum two (2) ton roller; and the bituminous surface course to be compacted to two (2) inches by a minimum two (2) ton roller.

D. MONUMENTS

Monuments shall be installed at all street intersections and at all points of change in direction or curvature of streets and easements. Such monuments shall be 5" x 5" reinforced concrete bound 36" in length to conform to the standard specifications of the Land Court and shall be set according to such specifications. No permanent monuments shall be installed until all construction which would destroy or disturb the monuments is completed.

E. CURBING

SEE SECTION 4.B.4.

F. WALL OR SLOPE SUPPORT

Where the grade of the way is above or below the grade of the adjacent land, walls or slopes shall be constructed in conformance with the approval of the Planning Board and shall not exceed one (1) foot vertical to three (3) horizontal, and in any event, sufficient to support the way or the adjacent land, as the case may be.

If the grades of the land are changed in an area within twenty-five (25) feet of a natural water course, the banks of the water course shall be stabilized at the same time in accordance with Planning Board and Conservation Commission.

G. STREET SIGNS

Street Signs shall be erected of a style approved by the Highway Department.
H. STREET LIGHTING EQUIPMENT

Street lighting equipment shall be provided by the subdivider by means of overhead fixtures rated at not less than 1000 lumens located between twenty (20) and twenty-four (24) feet in height above the roadway, and to be located at all intersection of roadways, end of cul-de-sacs and other curves in the roadway.

I. INSPECTIONS

1. The developer shall notify the Planning Board twenty - four (24) hours before commencing any operation concerning the installation of drainage, water and its services, roads, sidewalks and curbing. In the event of an interrupted installation of any of the above services, it is required that the developer re-notify the Planning Board that they intend to recommence the installation. Inspection of road construction shall be made by a qualified person appointed by the East Bridgewater Planning Board. Inspection will be required and shall be requested as follows:

1. When roadway is grubbed;
2. When road is at sub grade;
3. When drainage is being installed;
4. When water mains are being installed;
5. When underground utilities are being installed;
6. When road is being brought to rough grade;
7. When road is at finish grade, before paving;
8. When base coat of bituminous concrete is being installed;
9. When finish coat of bituminous concrete is being installed;
10. When sidewalks are being constructed;
11. When Loam and seeding are completed.

All required inspections shall be signed off by the Highway Surveyor and the Planning Board designee.

2. Any development which progresses beyond an inspection stage without the approval of the Planning Board, the Water Superintendent and the Highway Surveyor will be required to return the construction to status necessary to perform the necessary inspection. Clearing operations and removal of all surplus material are included as a requirement for final approval and prior to any further construction. Refer to Section III Inspection of Work.

3. The applicant shall employ at their own expense, a recognized testing laboratory, acceptable to the Planning Board, to test and certify in writing to the Board that the binder course and the surface course are in conformance with these rules and regulations.
SECTION 6

A. REFERENCE

For matters not covered by these rules and regulations, reference is made to Section 61 K to 61 GG, inclusive, of Chapter 41 of the General Laws and amendments thereto.

B. EFFECTIVE DATE

APPENDIX

APPENDIX A - ROADWAY AND DRAINAGE CONSTRUCTION SPECIFICATIONS

APPENDIX B - STORM DRAINAGE

APPENDIX C - SCHEDULE OF FEES PAYABLE FOR THE SUBDIVISION PROCESS

SAMPLE FORM A APPLICATION

SAMPLE FORM A CHECKLIST

SAMPLE FORM B PRELIMINARY APPLICATION

SAMPLE FORM B PRELIMINARY CHECKLIST

SAMPLE FORM B DEFINITIVE APPLICATION

SAMPLE FORM B DEFINITIVE CHECKLIST

SAMPLE COVENANT

SAMPLE RELEASE

SAMPLE COVENANT AND PARTIAL RELEASE

SAMPLE ROAD CONSTRUCTION SIGN-OFF SHEET
APPENDIX A

ROADWAY AND DRAINAGE CONSTRUCTION SPECIFICATIONS

A. CLEARING AND GRUBBING

1. Vegetation:

Remove all existing trees, brush, dead wood and other organic matter, and all rubbish, debris and other objectionable material from within the street lines.

Grub and remove stumps, roots larger than 3 inches and matted roots to a depth of 24 inches below pavement subgrade or existing ground in areas where fill less than 3 feet in height to the pavement base subgrade will be constructed.

2. Topsoil

Strip available topsoil and stockpile for use within the subdivision.

B. EXCAVATION

1. Unsuitable Material

Remove solid rock, boulders over 16 inches in diameter, clay lumps and clay layers to a minimum depth of 12 inches below pavement base subgrade and backfill the excavation with approved fill material and compact.

Completely remove peat and other organic materials and replace with approved fill material and compact.

C. FILL

1. Preparation

No fill shall be constructed until clearing, grubbing, topsoil stripping and the removal of organic or other unsatisfactory material has been satisfactorily completed.

Existing ground surfaces steeper than one vertical to four horizontal shall be plowed, scarified, a manner which insures bonding of the fill material to the existing soils.
2. Material

Fill material shall be suitable existing material obtained from excavations or borrowed from off site sources, and shall be granular soils free of roots, organic material, rubbish, stones over six (6) inches in diameter, and frozen soil.

Fills shall not be constructed with material from rock excavation.

3. Compaction

Place fill material in successive horizontal layers of 8 to 12 inches in loose depth and compact with approved equipment to at least 90% of laboratory maximum density (ASTMH 1557, Method D). Completely compact each layer before placing the next layer.

DO NOT place, spread or compact fill material while ground or fill material is frozen or partially thawed, or during unfavorable weather conditions. Fill material which has excessive moisture content shall not be compacted until the material has been aerated by grading, harrowing or other methods to remove the excessive moisture.

D. TRENCHES

1. Excavation

Excavate trenches to the minimum width required for pipe and appurtenance installation with the sides as nearly vertical as safely possible.

Install sheeting or shoring as required and in conformance with Federal and State safety regulations.

Remove soft, unyielding, or other material unsuitable for pipe bedding to a minimum depth of 6 inches, or as directed, below the bottom of pipe or structure and replace with sand, gravel, crushed stone or approved granular material and compact.

When pipes are to be installed in new fill, place and compact the fill to a minimum height of 3 feet above the top of the pipe grade before excavating the pipe trench.

Keep trenches free of water until backfilling is completed.

Accurately grade and shape the trench bottom to provide uniform bearing and support for the pipes and appurtenances.
2. **Backfill**

Backfill around and to a minimum depth of 12 inches over the pipe shall be selected granular material free of stones larger than 2 inches in diameter.

Place and compact backfill around and to a minimum depth of twelve (12) inches over the pipe in successive horizontal layers of 6 inches loose depth. Place the remaining backfill, and backfill around appurtenances, in successive horizontal layers of 8 to 12 inches loose depth.

Compact each layer to at least 90% of laboratory maximum density (ASTMD 1557, Method D) before placing the next layer.

E. **DRAINAGE**

1. **Materials**

   a. **Pipe:** reinforced concrete, 12 inch minimum diameter; bell and spigot type for pipe up to 36 inches in diameter, tongue and groove type over 36 inches.

   b. **Pipe Joints:** tarred oakum and cement mortar or flexible watertight neoprene gaskets, ASTM-C443.

   c. **Manholes and Catchbasins:** Precast or cast-in-place reinforced concrete with a minimum inside diameter of 48 inches.

   d. **Precast Structure Joints:** mastic or rubber gasket, or cement mortar.

   e. **Pipe Ends:** Plain or reinforced cast-in-place concrete walls or precast reinforced concrete flared end sections.

   f. **Concrete:** Portland cement concrete, 3000 pounds per square inch minimum compressive strength after 28 days curing.

   g. **Frames, Grates, and Covers:** grey cast iron, ASTM A-48. Manhole frames and covers shall be LeBaron Foundry Co. Catalog No. LK110A, with the word "DRAIN" embossed on the cover, or approved equal. Catch basin frame and grate shall be LeBaron Foundry Co. Catalog No. LK120 frame with waffle (Type F) grate, or approved equal.
2. Pipe Installation

Pipe sections with broken bells, chipped ends, cracked barrels, or other defects shall not be used.

Clean the joint and caulk a gasket of tarred oakum into the bell. Fill the remaining spaces with cement mortar. Thoroughly wet concrete pipe joints before placing the mortar. Install pipe with neoprene gaskets in accordance with the manufacturer's instructions.

Lay the pipe to true straight line and grade with the sections tightly butted together with the bell or groove ends upstream and with a firm bearing throughout each pipe section. No pipe shall project into a catch basin or manhole more than 4 inches.

3. Structure Installation

Accurately grade and compact the soil to provide a firm, level and uniform bearing.

Set precast structures plumb and completely fill the space in the wall openings around the pipes with cement mortar.

Lay concrete blocks on cast-in-place or precast concrete base.

Fill all joints completely with mortar and point the inside joints.

4. Existing Structure Connections

Cut holes in existing structure walls for new pipe connections to the minimum size required for pipe insertion.

Completely fill the space around the pipe with cement mortar or grout for the full thickness of the wall.

No pipe shall project into an existing structure more than four (4) inches.

F. ROAD PAVEMENT

1. Materials

a. Road and Curb Base: Hard durable stone and coarse sand free of organic material, clay, surface coatings, deleterious materials and uniformly graded within the following: (see next page)
ROAD BASE

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<th>SIEVE</th>
<th>PCTG (%) PASSING BY WEIGHT</th>
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CURB BASE

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</tr>
</thead>
<tbody>
<tr>
<td>1 inch</td>
<td>100</td>
</tr>
<tr>
<td>3/4 inch</td>
<td>90-100</td>
</tr>
<tr>
<td>1/2 inch</td>
<td>10-50</td>
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<tr>
<td>3/8 inch</td>
<td>0-20</td>
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<td>No. 4</td>
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b. Granite Curb: Light gray in color.

Monolithic Cape Cod Berm shall be 18 inches width and three (3) inches in thickness at the outer edge.

c. Bituminous Concrete:

Aggregates shall consist of coarse aggregates of clean, sound, durable, natural sands manufactured from crushed stone or gravel, or any combination of natural and manufactured sands.

Aggregates shall conform to the following graduation:

<table>
<thead>
<tr>
<th>SIEVE</th>
<th>PERCENT BY WEIGHT PASSING</th>
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<tbody>
<tr>
<td></td>
<td>BASE COURSE</td>
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<tr>
<td>3/4 inch</td>
<td>80-100</td>
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<td>80-100</td>
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<td>No. 4</td>
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<td>6-16</td>
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<tr>
<td>200</td>
<td>0-5</td>
</tr>
</tbody>
</table>
Asphalt cement shall conform to ASTM D 946, penetration grades: 85-100. Percent by weight in the mix shall be 4.5 to 5.5 Base Course, and 5.5 to 7.0 Top Course.

Liquid asphalt for tack coat shall be RC-2.

The developer shall furnish to the Planning Board's Agent, a specific job mix formula for the particular uniform combination of materials indicating and certifying that the bituminous concrete materials conform to these specifications.

2. ROAD BASE CONSTRUCTION

a. Preparation

DO NOT begin placement of road base material until all earthwork and utility installation work has been completed.

Shape the subgrades to the proposed profile grade and cross-section. Remove any large stones, clay and other materials in non-conformance with Section 2, Excavation, and Section 3, Fill, of these specifications.

b. Placement

Minimum total depth: 12 inches.

Place material in two equal depth layers with approved equipment over the full width of the roadway on the prepared subgrade.

Compact each layer with approved equipment to at least 95% of a laboratory maximum dry density (ASTM D 1557, Method D).

3. GRANITE CURB

a. Preparation

Excavate a trench at least 18 inches wide to a minimum depth of 6 inches below the bottom of the curb stones. The edge of the trench shall be 6 inches from the curb line into the roadway. Shape the excavation to a uniform surface and tamp.

Place curb base material in the full width of the trench for curb foundation and compact.
Set the stones on the foundation true to line and grade with the front face vertical with a 7 inch reveal. Add or remove curb base material as necessary to adjust the stones and to provide full, uniform support.

Backfill behind the curb with additional curb base material.

DO NOT set curb and curb base material or backfill on frozen or thawing subgrade.

Fill the space between curb stones with cement or mortar and point the mortar joints.

At driveway openings, tilt the last curbstone so that the top of the stone is at finish road pavement grade at the edge of the driveway.

G. BITUMINOUS CONCRETE ROADWAY CONSTRUCTION

1. Bituminous Concrete Pavement

   SEE SECTION 4.B.4 FOR REQUIREMENTS

   a. Preparation

   Complete the road base and curb construction. The developer may place the bituminous concrete base before curb construction. When the curb is installed, the bituminous concrete base shall be cut back a minimum of six (6) inches from the face of the curb. After the curb is set, the space shall be backfilled with cement concrete.

   Fine grade the road base to the proposed profile grade and cross-section.

   Set all utility frames, boxes, etc. to the required finished grade and cross slope.

   When the placement of the top course will be delayed and the street open to public use, the utility frames, boxes, etc. shall be temporarily set to the base course surface grade. The said frames, boxes, etc. shall be reset to finish surface grade just prior to the placement of the top course. Bituminous concrete removed to facilitate resetting shall be replaced with cement concrete.
The contact surfaces of curbing and utility frames and boxes shall be given a thin uniform coating of tack coat material.

Thoroughly remove all sand, dust, and other deleterious material from previous bituminous concrete courses before placing the next course.

b. Equipment

Pavers: Self-propelled, equipped with hoppers, tamping, or vibrating devices, distributing screws, adjustable screeds operated either manually or automatically, equipment for heating screeds, and equalizing devices. The spreader shall be capable of spreading hot bituminous mixtures without leaving indented areas, tearing, shoving, or gouging, and capable of producing a finished surface conforming to smoothness requirements specified below. The spreader shall be capable of confining edges of strips to true lines without use of stationary side forms and capable of placing the course to required thickness.

Spreaders shall be designed to operate forward at variable speeds and in reverse at traveling speeds of not less than 100 feet per minute.

Steel Wheel Rollers: Self-propelled, three-wheel and tandem types, weighing not less than 20,000 pounds each. The three-wheel rollers shall have a minimum weight of 300 pounds per inch of width of rear wheel. Wheels shall be equipped with adjustable scrappers, water tanks, and sprinkling apparatus for keeping the wheels wet to prevent bituminous mixture from sticking to wheels. Rollers shall be capable of reversing without backlash and be free from worn parts. Roller wheels with flat and pitted areas or projections that leave marks in pavement will not be permitted.

c. Placement

Bituminous concrete shall not be constructed on wet subgrade or previous courses and during rainy weather. Bituminous concrete shall be delivered to the work site at a temperature of not less than 260 degrees F. No mixture shall be placed unless the breakdown and intermediate rolling can be completed by the time the material has cooled to 170 degrees F and provided the density of the completed material attains at least 95% of the laboratory compacted density.
d. Spreading

The mechanical spreader shall be adjusted and speed regulated so that surface of the course will be smooth and continuous without tears and pulling, and of such depth that, when compacted, surface will conform with cross-section, grade, and contour indicated.

Mixture shall be placed in consecutive adjacent strips having a minimum width of 13 feet, except when edge strips require a lesser width to complete an irregular area. The maximum length of a strip shall be such that the temperature of the mixture at the longitudinal and transverse joints shall not be less than 150 degrees F when the abutting mixture is placed.

A sufficient number of experienced shovelers and rakers shall follow the spreading machine, adding hot mixture and raking mixtures as required to produce a course that, when completed, will conform to all requirements specified herein. Broadcasting or fanning of mixture over areas being compacted will not be permitted. When segregation occurs in mixture during placing, the spreading operation shall be suspended until cause is determined and corrected. Irregularities in alignment of the course left by mechanical spreader shall be corrected by trimming directly behind the machine. Immediately after trimming, edges of the course shall be thoroughly compacted by tamping laterally with a lute. Distortion of course during tamping will not be permitted.

e. Hand Spreading In Lieu of Machine Spreading

In areas where use of machine spreading is impractical, mixture shall be spread by hand. Spreading shall be in a manner to prevent segregation. Mixture shall be spread uniformly with hot rakes in a loose layer of thickness that, when compacted, will conform to required grade and thickness.

f. Compaction

Rolling shall begin as soon after placing as mixture will bear roller without undue displacement. Delays in rolling freshly spread mixture will not be permitted. Speed of rollers shall be slow enough at all times to avoid displacement of hot mixture. Displacement of mixture resulting from reversing direction of roller or from any other cause shall be corrected at once by use of rakes; fresh mixture shall be applied or removed where necessary. Alternate passes of roller shall be varied slightly in length.
Mixtures that become contaminated or are defective shall be removed. Skin patching of an area that has been rolled will not be permitted. Holes the full thickness of course shall be cut so that sides are perpendicular and parallel to direction of traffic and edges are vertical. Edges shall be sprayed with tack coat material. Fresh paving mixture shall be placed in holes in sufficient quantity so that finished surface will conform to grade and smoothness requirements.

Transverse Joints: The roller shall pass over the unprotected end of freshly placed mixture only when placing of course is discontinued or when delivery of mixture is interrupted to the extent that unrolled material may become cold. In all cases, edge of the previously placed course shall be cut back to expose an even, vertical surface the full thickness of the course. In continuing placement of strip, the mechanical spreader shall be positioned on transverse joint so that sufficient hot mixture will spread to obtain a joint after rolling to conform to required density and smoothness specified herein. When required, the fresh mixture shall be raked against joints, thoroughly tamped with hot tampers, smoothed with hot irons, and rolled.

Longitudinal Joints: Edges of previously placed strip that have cooled or are irregular, honeycombed, poorly compacted, damaged or otherwise defective, and unsatisfactory sections of the joint shall be cut back to expose clean, sound surface for full thickness of the course as directed. When required, fresh mixture shall be raked against the joint, thoroughly tamped with hot tampers, smoother with hot irons, and rolled.

H. BITUMINOUS CONCRETE SIDEWALKS

1. Materials

Sidewalk Subbase: road base material, minimum compacted thickness-six (6) inches. Materials and construction shall conform to Section 5C of these specifications with the following revision: minimum weight of steel wheel roller shall be 2 tons.

I. GRASS AREA WITHIN ROAD LAYOUT

1. Material

Topsoil shall be a natural, friable soil representative of productive soils in the vicinity, free of subsoil, foreign matter, roots, and stones larger than 1 inch in diameter.
Lawn seed shall not exceed 1% weed content and shall be fresh, clean new crop seed composed of the following varieties mixed in proportions and testing minimum percentages of purity and germination indicated:

<table>
<thead>
<tr>
<th>COMMON NAME</th>
<th>PROPORTION</th>
<th>PURITY %</th>
<th>GERMINATION %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kentucky Bluegrass</td>
<td>10</td>
<td>85</td>
<td>80</td>
</tr>
<tr>
<td>Red or Chewings Fescue</td>
<td>6</td>
<td>97</td>
<td>60</td>
</tr>
<tr>
<td>Redtop</td>
<td>2</td>
<td>92</td>
<td>90</td>
</tr>
<tr>
<td>White Clover</td>
<td>1</td>
<td>95</td>
<td>90</td>
</tr>
</tbody>
</table>

If seed is mixed by producer, the producer shall furnish a guarantee statement of composition of mixture and percentage of purity and germination of each variety. If seed is to be mixed at the site, it shall be delivered in original packages bearing producer's certification of germination and purity.

Commercial fertilizer shall consist of an N-P-K mixture, either 5-10-5 (5 parts nitrogen, 10 parts phosphorous, 5 parts potassium) or 4-12-4 (4 parts nitrogen, 12 parts phosphorous, 4 parts potassium). The above fertilizer shall be transported in containers which will insure proper protection and handling.

2. Construction

a. Steep Slopes: All lawn areas steeper than 1 vertical to 3 horizontal shall be sodded or planted with soil fixing shrubs or vines.

b. Finish Grading: All areas which have been regraded or stripped of topsoil shall be scarified, leveled and brought to an accurate subgrade. Topsoil shall be spread after subsoil fills are properly settled and the subsoil has been scarified to insure proper bond. The settled topsoil shall meet the approved finish grade and shall be at least 4 inches deep. Where existing topsoil is satisfactory, the seed bed shall be prepared by plowing or tilling to a depth not greater than the topsoil thickness, then harrowing and dragging thoroughly. The settled topsoil shall meet the approved finish grade and shall be at least 4 inches deep.

c. Preparation of Seed Bed: A few days before seeding, commercial fertilizer (as specified above) shall be evenly distributed at the rate of 25 pounds of fertilizer per one thousand (1,000) square feet of lawn area and raked into the soil.
d. Lawn Seeding: The surface of the ground shall be raked to provide a clean, even surface meeting the approved finish grade. After raking, the area shall be uniformly seeded at the rate of 4 lbs. of seed per one thousand (1,000) square feet of lawn area. After seeding, the entire area shall be rolled with a hand roller not exceeding one hundred (100) lbs. of weight per foot of width. All seeded areas shall be sprinkled with a fine spray avoiding runoff of water, and shall be protected by the installation of temporary fences or signs.

e. Maintenance: All seeded areas shall be watered and maintained until a thick stand of grass is established. After three or four weeks of favorable growing weather, all bare spots shall be recultivated, reseeded, raked and rolled as in the original work.

f. Seasonal Limits: Seeding shall be done during the proper season. No seeding shall be done in frozen soil or during unfavorable weather conditions.
APPENDIX B

STORM DRAINAGE

The following data must accompany the definitive plans of all subdivisions:

1. Watershed Area: An outline of the watershed area. The total acreage shall be shown and storage areas, and other runoff controls shall be indicated.

2. Runoff Computations: A 10 year storm frequency shall be used.

The following methods may be used for determining the peak rate of runoff:

a. Rational Method (for areas 0-200 square miles) \( Q = cia \)

\( Q \) = the runoff in cubic feet per second

\( c \) = the coefficient of imperviousness

(0.90 for pavement, 0.35 minimum for other topography)

\( i \) = the intensity of rainfall in inches per hour

\( a \) = the drainage area in acres

REFERENCES: For concentration time, see the "Design Data Book for Civil Engineers" by Elwyn E. Seelye of "Hydraulic Design Series No. 4" published by the Bureau of Public Roads. For intensity, see "Rainfall Intensity Duration Frequency Curve for Boston, Massachusetts, Department of Commerce Technical Bulletin No. 25". This rainfall intensity information is also available from the Weather Bureau State Climatologist, 1000 U.S. Custom House, Boston, Massachusetts. Another excellent reference is the "Handbook of Concrete Culvert Pipe Hydraulics" available from the Portland Cement Association.

b. Izzard Method (for areas 0-1000 acres)

REFERENCES: "Concrete Pipe Handbook" prepared by the American Concrete Pipe Association, page 285, figure 2. Note that the graph represented is for a 25 year frequency, therefore, a factor of 0.8 should be used for a 10 year frequency.
c. Peak Rates of Runoff (small watersheds)

This method is outlined in "Hydraulic Design Series No. 2" and may be obtained from the Superintendent of Documents, U.S. Government Printing Office, Washington 25, D.C.

Note: The designer should employ more than one method to serve as a check. Drainage calculations must accompany the preliminary and definitive plans.

3. CULVERT HYDRAULIC DATA: The following information shall be noted in the calculations:

a. Location of control: i.e. inlet or outlet;
b. Depth of water at the outlet if effective by a downstream restriction;
c. Critical depth and outlet velocity;
d. Allowable headwater;
e. Design headwater;
f. Type of headwall or pipe end structure;
g. Channel treatment at outlet: e.g. rip rap, stone, etc.

The above data may be shown from hydraulic computations or the designer may employ the use of nomographs prepared by the Bureau of Public Roads. Recommended are the "Hydraulic Design Series No. 3, Design Charts for Open Channel Flow" and "Hydraulic Engineering Circular No. 5, Hydraulic Charts for the Selection of Highway Culverts". Both are available at the U.S. Government Printing Office, Washington 25, D.C., at a nominal fee.

Hydraulic Data will also be required for any stream relocation.

4. PLANS: The following drainage data shall be shown on the proposed plans:

a. Design Flow (cubic feet per second);
b. Length, location, type, and size of proposed and existing culverts and pipes;
c. Slope and inlet and outlet invert elevations;
d. Length, location and size of stream locations;
e. Arrows showing direction of flow;
f. Existing and proposed catch basins and manholes with rim and invert elevations. (Maximum distance between catch basins to be 400 feet.)
g. Drainage easements, including a typical section, base width, side slopes, minimum depth of channel and maximum depth of water;
h. Existing and proposed topography at two (2) foot contour intervals;
i. Locus plan;

5. PROFILES: The following shall be shown on the profiles:
   a. Catch basins and manholes with rim and invert elevations;
   b. Storm drains: type, size, and slope;
   c. Existing ground surface;
   d. Proposed ground surface.
## Schedule of Fees Payable for the Subdivision Process

<table>
<thead>
<tr>
<th>Description of Fee(s)</th>
<th>Explanation of Fee(s)</th>
<th>Amount of Fee(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A &quot;FORM A&quot; APPLICATION FEE (non-refundable)</strong></td>
<td>A filing fee that shall accompany a &quot;Form A&quot; Plan (a plan believed not to require approval under the Subdivision Control Law). This fee is used to partially offset the clerical cost of the application processing and recordkeeping.</td>
<td>$100.00 per plan sheet plus $50.00 for each additional lot over one (1) i.e. 1 plan with 1 lot = $100.00 1 plan with 4 lots = $250.00 2 plans w/1 lot each = $200.00</td>
</tr>
<tr>
<td><strong>PLEASE NOTE:</strong> Form A Plans are to be submitted to the Planning/Building Department two (2) weeks prior to submitting to the Planning Board for endorsement. Form A Plans are to be reviewed by the office unless the plan is complex. If the plan is complex, the Planning Board's Consulting Engineer will review the plan and the developer/applicant will be billed for the services.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A PRELIMINARY &quot;FORM B&quot; APPLICATION FEE (non-refundable)</strong></td>
<td>A filing fee that shall accompany a Preliminary &quot;Form B&quot; Plan (A plan believed to require approval under the Subdivision Control Law). This fee is used to partially offset the clerical and administrative cost of application processing and recordkeeping.</td>
<td>$300.00 initial filing fee</td>
</tr>
<tr>
<td><strong>PLEASE NOTE:</strong> If followed within one (1) hour by the filing of a &quot;Form B&quot; Definitive Plan, this fee may, at the discretion of the Planning Board, be applied to the Definitive Plan Application.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A PRELIMINARY &quot;FORM B&quot; PLAN CONSULTANT'S FEE (MCL Chapter 44, Section 53G)</strong></td>
<td>A fee that shall accompany a Preliminary &quot;Form B&quot; Plan. This fee is used to partially offset the clerical and administrative cost of the application processing and recordkeeping.</td>
<td>$1.00 per linear foot of proposed roadway. A $1,000.00 minimum initial deposit is required.</td>
</tr>
<tr>
<td><strong>PLEASE NOTE:</strong> The applicant/owner must maintain a minimum balance of $1,000.00 in the account at all times. Failure to maintain a minimum balance will cause the engineering review to cease. (This action may jeopardize the approval of the Preliminary Form B Application). This fee shall be deposited in an account established by the Town Treasurer and shall be expended at the discretion of the Planning Board without further appropriation. The Planning Board shall withhold endorsement of any action on the Preliminary Form B Application until all outstanding fees are paid.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A DEFINITIVE &quot;FORM B&quot; APPLICATION FEE (non-refundable)</strong></td>
<td>A filing fee that shall accompany a Definitive &quot;Form B&quot; Plan. This fee is used to partially offset the clerical and administrative cost of the application processing and recordkeeping.</td>
<td>$400.00 initial filing fee</td>
</tr>
<tr>
<td><strong>A DEFINITIVE &quot;FORM B&quot; PLAN CONSULTANT'S FEE (MCL Chapter 44, Section 53G)</strong></td>
<td>A fee that shall accompany a Definitive Form B plan Application. This fee is used to directly pay the cost of outside consultants used by the Planning Board to review the engineering content of the plan.</td>
<td>$4.00 per linear foot of proposed roadway. A $1,000.00 minimum initial deposit is required.</td>
</tr>
<tr>
<td><strong>PLEASE NOTE:</strong> The applicant/owner must maintain a minimum balance of $1,000.00 in the account at all times. Failure to maintain a minimum balance will cause the engineering review to cease. (This action may jeopardize the approval of the Definitive Form B Application). This fee shall be deposited in an account established by the Town Treasurer and shall be expended at the discretion of the Planning Board without further appropriation. The Planning Board shall withhold endorsement of any action on the Definitive Form B Application until all outstanding fees are paid.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A CONSTRUCTION REVIEW AND INSPECTION CONSULTANT'S FEE</strong></td>
<td>A fee that shall be paid prior to Planning Board endorsement of an approved Form B Definitive Plan. This fee shall be used to directly pay for the outside consultants used by the Planning Board to review and inspect the construction of an approved subdivision, as set forth in the Subdivision Rules and Regulations.</td>
<td>$8.00 per linear foot of proposed roadway. A $2,000.00 minimum initial deposit is required.</td>
</tr>
<tr>
<td><strong>PLEASE NOTE:</strong> An initial deposit of $2,000.00 is required and a minimum balance of $1,000.00 must be maintained in the account at all times. Failure to maintain the minimum balance may cause engineering inspections to cease. (This action may jeopardize approval of roadways by the Town.) The funds shall be deposited in an account established by the Town Treasurer and shall be expended at the discretion of the Planning Board without further appropriation.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A LOT RELEASE FEE (non-refundable)</strong></td>
<td>A fee that shall accompany all requests for lot releases for any lots within an approved subdivision. This fee is used to partially offset the clerical cost of the lot release preparation, processing and recordkeeping.</td>
<td>$50.00 per lot</td>
</tr>
<tr>
<td><strong>A BOUNDARY MONUMENT DEPOSIT (refundable)</strong></td>
<td>A fee that shall accompany all request for lot releases. This fee shall be included as part of the Guarantee deposited by the developer at the time of lot release.</td>
<td>$100.00 per boundary marker shown on the approved Definitive Plan.</td>
</tr>
<tr>
<td><strong>PLEASE NOTE:</strong> This deposit shall be refunded after certification that all boundary markers are in place as per the approved Definitive Plan.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A &quot;BUILT&quot; PLAN DEPOSIT (refundable)</strong></td>
<td>A fee that shall accompany all requests for lot releases. This fee shall be included as part of the Guarantee deposited by the developer at the time of lot release.</td>
<td>$2,000.00 minimum deposit plus $300.00 per lot over 5 on each approved plan.</td>
</tr>
<tr>
<td><strong>PLEASE NOTE:</strong> This deposit shall be refunded after certification that the &quot;As-Built&quot; Plan is completed and accepted by the Town.</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>A SUBDIVIDER'S HIGHWAY EQUIPMENT FEE (non-refundable)</strong></td>
<td>A fee that shall accompany all requests for lot releases. This fee shall be used by the Highway Department to partially offset the costs associated with adding the new roadway(s) to the town upon acceptance.</td>
<td>$2.00 per linear foot of proposed roadway.</td>
</tr>
</tbody>
</table>
FORM B
APPLICATION FOR APPROVAL
OF PRELIMINARY PLAN

FILE ONE COMPLETED FORM WITH THE PLANNING BOARD AND ONE COPY WITH THE
TOWN OF EAST BRIDGEWATER, MASS. 19

TO THE PLANNING BOARD:

THE UNDERSIGNED HERewith submits the accompanying preliminary plan
of property located in the town of East Bridgewater, Mass., for approval
as a subdivision under the requirements of the subdivision control law
and the rules and regulations governing the subdivision of land of the
planning board in the town of East Bridgewater.

Name of Subdivider

Address

Name of Engineer or Surveyor

Address

Deed of Property recorded in Registry
Book Page

Location and complete description of Property:

Signature of Owner

Address

A LIST OF THE NAMES AND ADDRESSES OF THE ABUTTORS OF THIS SUBDIVISION IS
ATTACHED. VERIFICATION WILL BE MADE BY THE PLANNING BOARD.
### Checklist for Filing a "Form A" Plan

<table>
<thead>
<tr>
<th>#</th>
<th>Info O.K.</th>
<th>Reference Section of Subdivision Rules &amp; Regulations</th>
<th>General Description of Minimum Filing Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>YES</td>
<td>2.A.(1).(a).</td>
<td>Completed Form A application in duplicate &amp; Original plan + 12 copies</td>
</tr>
<tr>
<td>2.</td>
<td>NO</td>
<td>2.A.(1).(b).</td>
<td>Filing Fee paid</td>
</tr>
<tr>
<td>3.</td>
<td>NO</td>
<td>2.A.(2).(a).</td>
<td>Plan scale drawn 1&quot; = 40'/Maximum plan size 24&quot; x 36&quot;</td>
</tr>
<tr>
<td>4.</td>
<td>NO</td>
<td>2.A.(2).(b).</td>
<td>North point shown on plan(s)</td>
</tr>
<tr>
<td>5.</td>
<td>NO</td>
<td>2.A.(2).(c).</td>
<td>Current date and revision number shown on plan(s)</td>
</tr>
<tr>
<td>6.</td>
<td>NO</td>
<td>2.A.(2).(d).</td>
<td>Name and Address of the Owner of Record shown on plan(s)</td>
</tr>
<tr>
<td>7.</td>
<td>NO</td>
<td>2.A.(2).(e).</td>
<td>Name, Address, and Seal of the Registered Land Surveyor shown</td>
</tr>
<tr>
<td>8.</td>
<td>NO</td>
<td>2.A.(2).(f).</td>
<td>Name, Address, Plat and Lot no. of all abutters shown on plan(s)</td>
</tr>
<tr>
<td>9.</td>
<td>NO</td>
<td>2.A.(2).(g).</td>
<td>Adjoining land of Applicant described (area, frontage &amp; buildings)</td>
</tr>
<tr>
<td>10.</td>
<td>NO</td>
<td>2.A.(2).(h).</td>
<td>Location of all existing buildings on subject property shown</td>
</tr>
<tr>
<td>11.</td>
<td>NO</td>
<td>2.A.(2).(i).</td>
<td>All Zoning Classification shown on plan</td>
</tr>
<tr>
<td>12.</td>
<td>NO</td>
<td>2.A.(2).(j).</td>
<td>Endorsement Block provided on plan (&quot;Approval Not Required...&quot;)</td>
</tr>
<tr>
<td>13.</td>
<td>NO</td>
<td>2.A.(2).(k).</td>
<td>Locus of subject property shown on plan(s) drawn at 1&quot; = 800'</td>
</tr>
<tr>
<td>14.</td>
<td>NO</td>
<td>2.A.(2).(l).</td>
<td>Existing house numbers of adjacent property shown on plan(s)</td>
</tr>
</tbody>
</table>

(  ) THIS PLAN HAS BEEN REJECTED BECAUSE IT DOES NOT COMPLY WITH THE MINIMUM FILING REQUIREMENTS AS SET FORTH IN THE SUBDIVISION RULES AND REGULATIONS OF THE EAST BRIDGEWATER PLANNING. (Items where this plan are not in compliance are checked above.)

(  ) THIS PLAN HAS BEEN REJECTED FOR THE FOLLOWING REASON(S):

(  ) THIS PLAN HAS BEEN ACCEPTED FOR FILING AS IT MEETS THE MINIMUM FILING REQUIREMENTS AS SET FORTH IN THE SUBDIVISION RULES AND REGULATIONS OF THE EAST BRIDGEWATER PLANNING BOARD.

FOR: TOWN OF EAST BRIDGEWATER PLANNING BOARD

DATE: ___________________ BY: ___________________
FORM A
APPLICATION FOR ENDORSEMENT
OF PLAN BELIEVED NOT TO REQUIRE APPROVAL

FILE ONE COMPLETED FORM WITH THE PLANNING BOARD AND ONE COPY WITH THE
CITY (OR TOWN) CLERK IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 111-B

TOWN OF EAST BRIDGEWATER, MASS. __________________________ 19 __________

TO THE PLANNING BOARD:

THE UNDERSIGNED, BELIEVING THAT THE ACCOMPANYING PLAN OF HIS PROPERTY
IN THE TOWN OF EAST BRIDGEWATER, MASS., DOES NOT CONSTITUTE A SUBDIVISION
WITHIN THE MEANING OF THE SUBDIVISION CONTROL LAW, HEREWITH SUBMITS SAID
PLAN FOR A DETERMINATION AND ENDORSEMENT THAT THE PLANNING BOARD APPROV-
AL UNDER THE SUBDIVISION CONTROL LAW IS NOT REQUIRED.

1. Name of Applicant __________________________
   Address __________________________

2. Name of Engineer or Surveyor __________________________
   Address __________________________

3. Deed of Property recorded in __________________________ Registry
   Book __________________________ Page __________________________

4. Location and complete description of Property:

   __________________________

Signature of Owner __________________________
Address __________________________
CHECKLIST FOR FILING A "FORM B" PRELIMINARY PLAN APPLICATION

<table>
<thead>
<tr>
<th>ITEM NO.</th>
<th>INFO O.K.</th>
<th>REFERENCE SECTION OF SUBDIVISION RULES &amp; REGULATIONS</th>
<th>GENERAL DESCRIPTION OF MINIMUM FILING REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td></td>
<td>3.A.(1).(a).</td>
<td>Completed Form B Application in duplicate &amp; Original plan + 13 copies</td>
</tr>
<tr>
<td>2.</td>
<td></td>
<td>3.A.(1).(a).</td>
<td>Filing fee of $300.00 paid</td>
</tr>
<tr>
<td>3.</td>
<td></td>
<td>3.A.(1).(a).</td>
<td>Notice of application given to Town Clerk (per MGL Ch. 41, Sect. 81S)</td>
</tr>
<tr>
<td>4.</td>
<td></td>
<td>3.A.(1).(b).</td>
<td>Consultant's Fees Account established with the Town Treasurer</td>
</tr>
<tr>
<td>5.</td>
<td></td>
<td>3.A.(1).(a).</td>
<td>Plan is drawn on a scale of 1&quot; = 40'</td>
</tr>
<tr>
<td>6.</td>
<td></td>
<td>3.A.(2).(a).</td>
<td>Name of proposed subdivision is shown on plan(s)</td>
</tr>
<tr>
<td>7.</td>
<td></td>
<td>3.A.(2).(a).</td>
<td>All zoning classifications and elevations shown on plan(s)</td>
</tr>
<tr>
<td>8.</td>
<td></td>
<td>3.A.(2).(a).</td>
<td>North point, date and scale are shown on plan(s)</td>
</tr>
<tr>
<td>9.</td>
<td></td>
<td>3.A.(2).(b).</td>
<td>Name and address of owner and subdivider are shown on plan(s)</td>
</tr>
<tr>
<td>10.</td>
<td></td>
<td>3.A.(2).(b).</td>
<td>Name and stamp of Registered Engineer and/or Surveyor on plan(s)</td>
</tr>
<tr>
<td>11.</td>
<td></td>
<td>3.A.(2).(c).</td>
<td>All abutters shown (with name, address, acreage and map &amp; lot no.)</td>
</tr>
<tr>
<td>12.</td>
<td></td>
<td>3.A.(2).(d).</td>
<td>Names, widths &amp; exterior lines of all existing ways &amp; easements within and adjacent to the proposed subdivision shown on plan(s)</td>
</tr>
<tr>
<td>13.</td>
<td></td>
<td>3.A.(2).(d).</td>
<td>The centerline of proposed roadways drawn on plan(s)</td>
</tr>
<tr>
<td>14.</td>
<td></td>
<td>3.A.(2).(e).</td>
<td>Major site features (existing or proposed) such as stone walls, rock ridges, wetlands, water ways, etc. shown on plan(s)</td>
</tr>
<tr>
<td>15.</td>
<td></td>
<td>3.A.(2).(f).</td>
<td>Topography of proposed subdivision shown with 2-foot contour levels</td>
</tr>
<tr>
<td>16.</td>
<td></td>
<td>3.A.(2).(g).</td>
<td>Proposed system of drainage shown on plan(s)</td>
</tr>
<tr>
<td>17.</td>
<td></td>
<td>3.A.(2).(h).</td>
<td>Proposed Water Distribution System shown on plan(s)</td>
</tr>
<tr>
<td>18.</td>
<td></td>
<td>3.A.(2).(i).</td>
<td>Approximate boundary lines of proposed lots/areas &amp; dimensions shown</td>
</tr>
</tbody>
</table>

☐ THIS PLAN HAS BEEN REJECTED BECAUSE IT DOES NOT COMPLY WITH THE MINIMUM FILING REQUIREMENTS AS SET FORTH IN THE SUBDIVISION RULES AND REGULATIONS OF THE EAST BRIDGEWATER PLANNING BOARD.

☐ THIS PLAN HAS BEEN REJECTED FOR THE FOLLOWING REASON(S):

____________________________________________________________________________

☐ THIS PLAN HAS BEEN ACCEPTED FOR FILING AS IT MEETS THE MINIMUM FILING REQUIREMENTS AS SET FORTH IN THE SUBDIVISION RULES AND REGULATIONS OF THE EAST BRIDGEWATER PLANNING BOARD.

FOR: TOWN OF EAST BRIDGEWATER PLANNING BOARD

DATE: _______________ BY: _______________

NOTE: A COPY OF THIS FORM SHALL BE PROVIDED TO THE TOWN CLERK BY THE APPLICANT WHEN FILING A PRELIMINARY "FORM B" (APPROVAL REQUIRED) PLAN.
FORM B
APPLICATION FOR APPROVAL
OF DEFINITIVE PLAN

This one completed form with the Planning Board and one copy with the
Ty (or Town) Clerk in accordance with the requirements of Section 4-A.

TOWN OF EAST BRIDGEWATER, MASS. _______ 19 _______

The Planning Board:

The undersigned herewith submits the accompanying definitive plan of
property located in the Town of East Bridgewater, Mass., for approval
as a subdivision under the requirements of the subdivision control law
and the rules and regulations governing the subdivision of land of the
annexing board in the Town of East Bridgewater.

Name of Subdivider ____________________________________________

Address _______________________________________________________

Name of Engineer or Surveyor ___________________________________

Address _______________________________________________________

Deed of Property recorded in __________________________________ Registry
Book ______________________ Page _______________________

Location and complete description of property:

______________________________________________________________

Signature of Owner ____________________________________________

Address ______________________________________________________
# Checklist for Filing a "Form B" Definitive Plan Application

<table>
<thead>
<tr>
<th>EM O</th>
<th>INFO O.K.</th>
<th>REFERENCE SECTION OF SUBDIVISION RULES &amp; REGULATIONS</th>
<th>GENERAL DESCRIPTION OF MINIMUM FILING REQUIREMENTS (Refer to the Subdivision Rules &amp; Regulations for complete instructions)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>YES</td>
<td>3.B.(1).(a).</td>
<td>Completed Form B Application in Duplicate + Original plan w/13 copies</td>
</tr>
<tr>
<td>2.</td>
<td>NO</td>
<td>3.B.(1).(a).</td>
<td>Notice of Application given to the Town Clerk (per MGL Ch. 41, Sct. 81S)</td>
</tr>
<tr>
<td>3.</td>
<td>YES</td>
<td>3.B.(1).(f).</td>
<td>Copy of plan filed with the Board of Health (per MGL Ch. 41, Sct. 81U)</td>
</tr>
<tr>
<td>4.</td>
<td>NO</td>
<td>3.B.(1).(a).</td>
<td>Filing Fee of $400.00 paid</td>
</tr>
<tr>
<td>5.</td>
<td>YES</td>
<td>3.B.(1).(a).</td>
<td>Consultant's Fee Account established with the Town Treasurer</td>
</tr>
<tr>
<td>6.</td>
<td>NO</td>
<td>3.B.(1).(a).</td>
<td>Actual cost of the Public Hearing advertisement paid within 15 days</td>
</tr>
<tr>
<td>7.</td>
<td>YES</td>
<td>3.B.(1).(b).</td>
<td>Construction Review &amp; Inspection Account established w/Town Treasurer</td>
</tr>
<tr>
<td>8.</td>
<td>NO</td>
<td>3.B.(1).(b).</td>
<td>Lot Release Fee(s) paid</td>
</tr>
<tr>
<td>9.</td>
<td>YES</td>
<td>3.B.(1).(c).</td>
<td>Boundary Monument Deposit paid</td>
</tr>
<tr>
<td>10.</td>
<td>NO</td>
<td>3.B.(1).(d).</td>
<td>&quot;AS-BUILT&quot; Plan security deposit paid</td>
</tr>
<tr>
<td>11.</td>
<td>YES</td>
<td>3.B.(1).(e).</td>
<td>Subdivider's Highway Equipment Fee account established</td>
</tr>
<tr>
<td>12.</td>
<td>NO</td>
<td>3.B.(2).(a).</td>
<td>Plan drawn on maximum 24&quot; x 36&quot;</td>
</tr>
<tr>
<td>13.</td>
<td>YES</td>
<td>3.B.(2).(a).</td>
<td>Index sheet included for multiple-sheet plans</td>
</tr>
<tr>
<td>14.</td>
<td>NO</td>
<td>3.B.(2).(b).</td>
<td>Horizontal scale of plan is 1&quot; = 40'</td>
</tr>
<tr>
<td>15.</td>
<td>YES</td>
<td>3.B.(2).(b).</td>
<td>Vertical scale is 1/10 of horizontal scale</td>
</tr>
<tr>
<td>16.</td>
<td>NO</td>
<td>3.B.(2).(c).</td>
<td>Elevations listed as referred to USGS</td>
</tr>
<tr>
<td>17.</td>
<td>YES</td>
<td>3.B.(2).(d).</td>
<td>Name of proposed subdivision and date shown on plan(s)</td>
</tr>
<tr>
<td>18.</td>
<td>NO</td>
<td>3.B.(2).(y).</td>
<td>A locus of the proposed subdivision drawn on scale of 1&quot; = 800'</td>
</tr>
<tr>
<td>19.</td>
<td>YES</td>
<td>3.B.(2).(d).</td>
<td>The name and address of the applicant is shown on plan(s)</td>
</tr>
<tr>
<td>20.</td>
<td>NO</td>
<td>3.B.(2).(d).</td>
<td>Name, address and stamp of Registered Engineer and/or Land Surveyor shown on plan(s)</td>
</tr>
<tr>
<td>21.</td>
<td>YES</td>
<td>3.B.(2).(q).</td>
<td>Planning Board Signature Block on plan(s)</td>
</tr>
<tr>
<td>22.</td>
<td>NO</td>
<td>3.B.(2).(d).</td>
<td>All Zoning Districts within the proposed subdivision are clearly shown</td>
</tr>
<tr>
<td>23.</td>
<td>YES</td>
<td>3.B.(2).(s).</td>
<td>All Watershed Protection areas, Flood Plains, Wetlands, Marshes, and waterbodies within and within 100' surrounding subdivision shown</td>
</tr>
<tr>
<td>24.</td>
<td>NO</td>
<td>3.B.(2).(e).</td>
<td>The true magnetic North point is shown on plan(s)</td>
</tr>
<tr>
<td>25.</td>
<td>YES</td>
<td>3.B.(2).(f).</td>
<td>All abutters shown (with name, address, acreage and assessor's map &amp; lot</td>
</tr>
<tr>
<td>26.</td>
<td>NO</td>
<td>3.B.(2).(g).</td>
<td>The names, widths, and exterior lines of existing ways within and around the proposed subdivision shown</td>
</tr>
<tr>
<td>27.</td>
<td>YES</td>
<td>3.B.(2).(g).</td>
<td>The location and character of easements within or abutting the proposed subdivision shown</td>
</tr>
<tr>
<td>28.</td>
<td>NO</td>
<td>3.B.(2).(h).</td>
<td>The name, widths and exterior lines of proposed ways and parks and total area dedicated to roadway shown on plan(s)</td>
</tr>
<tr>
<td>29.</td>
<td>YES</td>
<td>3.B.(2).(l).</td>
<td>Lines, boundaries, areas and lot numbers of all proposed lots shown</td>
</tr>
<tr>
<td>30.</td>
<td>NO</td>
<td>3.B.(2).(j).</td>
<td>Location of all proposed or existing fences, walls, waterways, hydrants, monuments, etc. shown on plan(s)</td>
</tr>
<tr>
<td>31.</td>
<td>YES</td>
<td>3.B.(2).(l).</td>
<td>Topography of proposed subdivision shown with 2 foot contour intervals</td>
</tr>
<tr>
<td>32.</td>
<td>NO</td>
<td>3.B.(2).(m).</td>
<td>The profile of all proposed ways, utilities, water and drainage shown</td>
</tr>
<tr>
<td>33.</td>
<td>YES</td>
<td>3.B.(2).(u).</td>
<td>Drainage calculations prepared by a Registered Engineer shown on plan</td>
</tr>
</tbody>
</table>

(continued on next page)
<table>
<thead>
<tr>
<th>INFO O.K.</th>
<th>REFERENCE SECTION OF SUBDIVISION RULES &amp; REGULATIONS</th>
<th>GENERAL DESCRIPTION OF MINIMUM FILING REQUIREMENTS (Refer to the Subdivision Rules &amp; Regulations for complete instructions)</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>3.B.(2).(m).</td>
<td>The centerline grade is shown in heavy black line</td>
</tr>
<tr>
<td></td>
<td>3.B.(2).(n).</td>
<td>Cross sections of proposed ways, planting strips, sidewalks, etc. shown</td>
</tr>
<tr>
<td></td>
<td>3.B.(2).(n).</td>
<td>Size and location of existing and proposed water mains, surface water drains, sewers, and their appurtenances shown</td>
</tr>
<tr>
<td></td>
<td>3.B.(2).(o).</td>
<td>Size and location of existing and proposed gas pipes, electrical and telephone facilities shown</td>
</tr>
<tr>
<td></td>
<td>3.B.(2).(p).</td>
<td>Relative error of closure included with plant(s)</td>
</tr>
<tr>
<td></td>
<td>3.B.(2).(r).</td>
<td>A plan for the control of erosion &amp; siltation is included</td>
</tr>
<tr>
<td></td>
<td>3.B.(2).(s).</td>
<td>Sufficient perc. tests &amp; test pits taken for proposed on-lot sewerage systems</td>
</tr>
<tr>
<td></td>
<td>3.B.(2).(t).</td>
<td>If required by the Planning Board, an Environmental Impact Statement prepared by a Registered Professional Engineer submitted</td>
</tr>
<tr>
<td></td>
<td>3.B.(2).(u).</td>
<td>Any special construction details or other pertinent information requested by the Planning Board included</td>
</tr>
</tbody>
</table>

☐ This plan has been REJECTED because it does not comply with the minimum filing requirements as set forth in the Subdivision Rules & Regulations of the East Bridgewater Planning Board.

☐ This plan has been REJECTED for the following reason:__________________________________________________________

☐ This plan has been ACCEPTED for filing as it meets the minimum requirements as set forth in the Subdivision Rules & Regulations of the East Bridgewater Planning Board.

---------------------------------------------------------------------------------------------------------------------

OR: TOWN OF EAST BRIDGEWATER PLANNING BOARD

ATE: ___________________________ BY: ___________________________

---------------------------------------------------------------------------------------------------------------------

OTE: A COPY OF THIS FORM SHALL BE PROVIDED TO THE TOWN CLERK BY THE APPLICANT WHEN FILING A DEFINITIVE "FORM B" (APPROVAL REQUIRED) PLAN.
In consideration of the approval of the East Bridgewater Planning Board of a plan of land entitled ______________________ dated _____, 19______, showing a proposed subdivision of land on ______________________ Street in the Town of East Bridgewater, the undersigned being the owner(s) of record of the land included in and comprising said subdivision, hereby agrees and covenants with said Town of East Bridgewater that before building on, or conveying other than by mortgage deed, any lot in said subdivision, it will provide the ways and services to serve said lot.

The provision hereof as to any particular lot or lots shall be released in writing by the East Bridgewater Planning Board either upon provision of security given to it sufficient in its opinion for the construction and completion of the ways and services necessary for such lot or lots, or upon completion thereof without said security.

This agreement and covenant is given and accepted pursuant to the provisions of Chapter 41, Section 81U of the General Laws of Massachusetts, as most recently amended and nothing herein shall be deemed to prohibit a conveyance by a single deed subject to this covenant of either the entire parcel of land shown on said subdivision plan or of all the lots not previously released by the Planning Board.

This agreement and covenant shall run with the land included in this subdivision and shall be binding on the grantees, heirs, executors, and administrators, and assigns of the undersigned and shall be the covenant referred to on said plan.

Witness our hands and seals this _____ day of ________________, 19_____.

EAST BRIDGEWATER PLANNING BOARD:

[Signatures]

OWNER(S):
OFFICE OF TOWN PLANNING BOARD
East Bridgewater, Massachusetts 02333

RELEASE

The East Bridgewater Planning Board hereby releases from a Covenant dated __________, 19___, recorded at the Plymouth Registry of Deeds in Book ______, Page _______, between the Town of East Bridgewater and ____________________________, the following lots numbered _____________________________, as shown on a plan entitled ____________________________, dated __________, 19___, Surveyed/Engineered by ___________________________ and recorded in Plan Book ______, Page ______.

A Road/Performance Bond in the amount of $___________ has been posted with the Town of East Bridgewater through the Bank/Bonding Company of ____________________________ to ensure that the owner shall provide adequate access, including snow removal, catch basin cleaning and street light illumination, and provide adequate security to such lot until the completion of said ways and services.

NOTE: Prior to the Planning Board accepting a Bond, the applicant shall provide the Planning Board with the Best Rating Report and Balance Sheet of the Bonding Company. THE PLANNING BOARD RESERVES THE RIGHT TO ACCEPT OR REJECT ANY OR ALL BONDING COMPANIES.

Witness our hands and seals this _____ day of __________________, 19___:

EAST BRIDGEWATER PLANNING BOARD

________________________________________
________________________________________
________________________________________
________________________________________

COMMONWEALTH OF MASSACHUSETTS

PLYMOUTH, SS. _______________________, 19___

________________________________________ personally appeared and acknowledged the foregoing to be his free act and deed, before me,

________________________________________ Notary Public
COVENANT
AND
PARTIAL LOT RELEASE

In consideration of the approval by the East Bridgewater Planning Board of a plan of land entitled ... and dated ... , 19 ... , showing a proposed subdivision of land consisting of a total of ... lots numbered ... on ... in the Town of East Bridgewater, the Plan recorded in Plan Book ... , Page ... , Original Covenant recorded in Book ... , Page ... , the undersigned being the owner(s) of record of the land included in and comprising said subdivision, hereby agrees and covenants with said Town of East Bridgewater that in surety for completing construction of the ways and services to serve said lot(s), a ... in the amount of ... has been posted with the Town as a performance guarantee.

The particular lots released from those listed above are lot(s) numbered ... . All remaining lots not listed as released remain under covenant and require that before building on or conveying other than by mortgage deed any of these said lots in said subdivision, the ways and services to serve said lots will be provided as shown on the approved plan.

As a further condition agreed to for this release, the ways and services shall also be repaired and maintained by the owner until a final AS BUILT plan has been accepted by the Planning Board, the road has been accepted by the Town and the surety has been released.

Specifically, the surety shall cover the following:

1. Actual improvements required by the approved subdivision plan and all approved revisions thereto;
2. Maintenance and repair of all infrastructure such that the minimum requirements of the Subdivision Rules and Regulations for road construction are met;
3. Routine maintenance, including snowplowing, catch basin cleaning, and all other maintenance associated with maintaining safe and adequate access shall be performed;
4. Cost to provide and illuminate all street lights that are required as set forth on the approved plan.

Any default of these conditions as set forth shall be noted in writing to the owner of record by the Planning Board, and if the defaults have not been corrected within thirty (30) days, the Planning Board shall utilize the surety as required to correct the default(s).

This agreement and covenant is given and accepted pursuant to the provisions of Chapter 41, Section 81U of the General Laws of the Commonwealth of Massachusetts, as most recently amended and nothing herein shall be deemed to prohibit conveyance by a single deed subject to this covenant of either the entire parcel of land shown on said subdivision plan or all the lots not hereby released by the Planning Board.

The undersigned owner(s) hereby agree that all improvements guaranteed by the surety described herein shall be completed not later than ... after the date of this agreement and agree that after said time, all surety defined herein shall, following thirty (30) days after written notification from the Planning Board, be forfeited to the Town of East Bridgewater to allow completion of improvements per said plan.

This agreement and covenant shall run with the land included in this subdivision and shall be binding on the grantees, heirs, executor, administrators, and assigns of the undersigned and shall be the covenant referred to on said plan.

Witness our hands and seals this ... day of ... , 19 ...

EAST BRIDGEWATER PLANNING BOARD:

[Signatures]

OWNER(S):
<table>
<thead>
<tr>
<th>STAGE OF CONSTRUCTION</th>
<th>DATE</th>
<th>HIGHWAY SURVEYOR'S SIGNATURE</th>
<th>ENGINEER'S SIGNATURE</th>
</tr>
</thead>
<tbody>
<tr>
<td>GRUBBING</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>SUB GRADE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>DRAINAGE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>WATER PIPING</td>
<td></td>
<td>(WATER COMMISSIONER'S SIGNATURE):</td>
<td></td>
</tr>
<tr>
<td>UTILITIES</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROUGH GRADE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FINISH GRADE</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>BASE COAT</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>FINISH COAT</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Sidewalks</td>
<td></td>
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<td></td>
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<tr>
<td>LOAM AND SEEDING</td>
<td></td>
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<tr>
<td>SIGNS</td>
<td></td>
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<tr>
<td>BOUNDS</td>
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<td></td>
<td></td>
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<tr>
<td>AS-BUILT PLAN</td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

PLEASE REFER TO SECTION 5. OF THE SUBDIVISION RULES & REGULATIONS OF THE EAST BRIDGEWATER PLANNING BOARD FOR COMPLETE INFORMATION OF ROAD CONSTRUCTION AND INSPECTIONS.

NOTE: AS PER SECTION 5.1.(2). ANY DEVELOPMENT WHICH PROGRESSES BEYOND AN INSPECTION STAGE WITHOUT THE APPROVAL OF THE PLANNING BOARD'S CONSULTANT ENGINEER AND THE HIGHWAY SURVEYOR (OR THE WATER COMMISSIONER FOR WATER PIPING), THE DEVELOPER WILL BE REQUIRED TO RETURN SAID CONSTRUCTION TO THE STATUS NECESSARY TO PERFORM THE NECESSARY INSPECTION.