

REQUIREMENTS FOR PLANS

ENDORSEMENT OF PLANS NOT REQUIRING APPROVAL UNDER SUBDIVISION CONTROL LAW

Plans believed not to require approval under the subdivision control law shall be prepared in accordance with the Rules and Regulations of the Hampden County Registry of Deeds and shall contain the following:

1. Property owner's name, date of plan, and scale of plan.
2. A space for endorsement by the Planning Board. (3"X 5")
3. The names of all abutters.
4. The lines of existing streets, ways, property lines, and easements. Indicate whether streets and ways are public or private.
5. The approximate distance from the property to the nearest street intersection, town line, or other definable physical feature.
6. Sufficient data to determine the location and length of every property boundary line in the new parcel and to establish these lines on the ground. Indicate the area of the new parcel.
7. The location of all property corner monuments and whether they were found or set.
8. The location, frontage, and area of the land remaining in the original parcel after establishing the new parcel.
9. The north arrow for bearing system used on the plan and whether it is true, magnetic, or assumed north.
10. The location of all existing buildings and the distance from the existing buildings to the new property lines.
11. If a building lot is intended, the frontage requirement at the setback line must be shown.

SUBMISSION: Original ink on Mylar drawing (1), one (1) reproducible, plus five (5) sets of prints shall be submitted to the Board for endorsement.

PLANS MUST BE RECORDED AT THE REGISTRY OF DEEDS.