

RINDGE SITE PLAN REVIEW CHECKLIST

SUBMISSION REQUIREMENTS

Date: _____

Map: _____ Lot: _____

Applicant Name: _____ Application Number: _____

Major Site Plan _____ Minor Site Plan _____

Is this a development having Regional Impact? _____ Yes _____ No

| Submitted | Performance Bond | Escrow | Review Fees | Waived | |
|--------------------------|--------------------------|--------|-------------|--------|-------|
| Yes | | | | Yes | No |
| <input type="checkbox"/> | <input type="checkbox"/> | _____ | _____ | _____ | _____ |

VI- GENERAL SUBMISSION REQUIREMENTS

A. General Information

| Submitted | | | Waived | |
|--------------------------|--------------------------|--|--------------------------|--------------------------|
| Yes | No | | Yes | No |
| <input type="checkbox"/> | <input type="checkbox"/> | 1. Location of site, names and addresses of owners of record and abutting land owners. Name of project or identifying title; and tax map and lot number. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 2. Name and address of the applicant, of persons or firm preparing the map, the scale of the map (1 inch equals 40 feet suggested), north arrow and date. Such map shall be prepared and stamped by a licensed land surveyor or licensed professional engineer. Name and address of persons or firm preparing other data and information if different from the preparer of the map. The maximum size of each drawing submitted shall be 22 X 34 inches. <i>Note: A scaled plan may be acceptable for a minor site plan review.</i> | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. The surveyed boundary lines of the area included in the site, including angles or bearings of the lines, dimensions, street frontage, and the lot area. Similar data for internal lots, if any, in the site are required. All easements shall be shown. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. The existing grades, drainage systems, structures and topographic contours at intervals not exceeding five (5) feet with spot elevations where grade is less than five (5) percent. | <input type="checkbox"/> | <input type="checkbox"/> |

Site Plan Review Checklist

- | | | | | |
|--------------------------|--------------------------|--|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 5. The shape, size, height, and location of existing structures located on the site and within 200 feet of the site. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. Natural features including watercourses and water-bodies, various types of vegetation and topographical features. Man-made features such as, but not limited to, existing roads and structures. Such map shall indicate which of such features are to be retained and which are to be removed or altered. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Location, name and widths of any existing and proposed roads on the property and those existing within 200' of the site. In order to meet minimum safety standards, new roads shall be constructed in accordance with the provisions contained in the Rindge Subdivision Regulations. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Final road profiles, center line stationing and cross section. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Use of abutting properties shall be identified with approximate location of the structures thereon including access roads. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. The size and location of all existing public and private utilities and all existing landscaping. This shall include the location and size of existing utilities that are located off-site, with which connection is planned or located within 100 feet of the site. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. A vicinity sketch (suggested scale of 1-inch equals 500 feet) showing the location of the site in relation to the surrounding public street system. The zoning districts and boundaries for the site and within 1,000 feet of the site shall be shown. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Soils data (types and boundaries) as certified by the Cheshire County Conservation District. | <input type="checkbox"/> | <input type="checkbox"/> |

B. Proposed Development

All Plans for site development including land clearing and grading, buildings, structures and appurtenances shall include the following:

Submitted
Yes **No**

Waived
Yes **No**

- | | | | | |
|--|--|--|--|--|
| | | 1. The proposed grades, drainage systems, structures and topographical contours at intervals not exceeding five (5) feet with spot elevations where grade is less than five (5) percent. | | |
|--|--|--|--|--|

Site Plan Review Checklist

- | | | | | |
|--------------------------|--------------------------|--|--------------------------|--------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | 2. The shape, size, height and location of the proposed structures including expansion of existing buildings, with typical elevations and floor plans. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 3. Proposed streets, driveways, parking spaces, sidewalks, with indications of direction of travel for one-way streets and drives and inside radii of all curves. The width of all streets, driveways and sidewalks and the total number of parking spaces shall be shown. In addition, loading spaces and facilities associated with the structures on the site shall be shown. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 4. Identification of access to the site, distance at the access points(s) curb cuts and proposed changes (if any)to existing street. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 5. The design and location of all proposed utilities including but not limited to water supply, waste disposal facilities, septic tanks and leach-field systems, or methods of waste water disposal, and provision for future expansion of sewage and water facilities. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 6. The location, type and size of all proposed landscaping and screening including fences and walls. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 7. Construction drawings or samples depicting in full color and detail all exterior facades and including typical elevations, including but not limited to shape, size, height and location of the proposed structures, pavements, walks, steps, curbing and drainage. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 8. Exterior lighting plan and proposed signs or instructional devices to be located on the site, including sign orientation, size, height, and elevation view. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 9. Plans for snow removal and storage. Location to be consistent with the Rindge Wetlands Zoning Ordinance. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 10. A circulation plan of the interior of the lot showing provisions for both auto and pedestrian circulation. An access plan showing means of access to the site and proposed changes to existing public streets including any traffic control devices necessary in conjunction with the site development plan. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 11. Construction drawings including but not limited to pavements, walks, steps, curbing and drainage. | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 12. Provisions for control of erosion and sedimentation both permanent and temporary (for construction phase). | <input type="checkbox"/> | <input type="checkbox"/> |
| <input type="checkbox"/> | <input type="checkbox"/> | 13. Location of any common land and /or dedication of land for public or | <input type="checkbox"/> | <input type="checkbox"/> |

Site Plan Review Checklist

common ownership.

- 14. The phasing of the projects' construction, if staged.
- 15. Provisions for fire safety, prevention and control.
- 16. Stormwater Management Plan.
- 17. The location of all existing and proposed deed restrictions, covenants, etc.
- 18. The location of all building setbacks required by the Zoning Ordinance.
- 19. Soil Erosion and Sediment Control.

VII GENERAL STANDARDS AND REQUIREMENTS FOR REVIEW

Submitted
Yes No

General Standards and Requirements.

Waived
Yes No

XI SPECIAL FLOOD HAZARD AREAS

Submitted
Yes No

- A. The Planning Board shall review the proposed development to assure that all necessary permits have been received from those governmental agencies from which approval is required by Federal or State law including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.
- B. The Board shall require that all subdivision and site plan proposals and other proposed developments greater than 50 lots or 5 acres, whichever is the lesser, include within such proposals base flood elevation data

Waived
Yes No