

SITE PLAN REVIEW CHECKLIST

Applicant Name: _____

Date: _____

Mailing Address _____

Email _____

Phone _____

PLANNING OFFICE SECTION

Pub Hrg: _____

PB Dec Date: _____

Dec File Date: _____

Appeal End: _____

As Built Submitted: _____

Appeals: _____

Complete: _____

NOTE: THIS MUST BE FILLED BY THE APPLICANT AND/OR HIS ENGINEER/ARCHITECT/REPRESENTATIVE TO BE SUBMITTED.

This is merely a checklist. For full bylaw please refer to Section VI. H. of the North Attleborough zoning bylaws.

Level of Site Plan Review

Level 1—Minor Site Plan Review

- a) Proposed bldg. or add'n has gross floor area \leq 2,500 s.f. AND create \leq 5 parking spaces OR
- b) Proposed increase in current parking \leq 10% AND land disturbance \leq 5,000 s.f.

Level 2—Site Plan Review

> Minor Site Plan Review but < Major Site Plan Review

Level 3—Major Site Plan Review SPECIAL PERMIT

If it exceeds one or more of the following it requires a Special Permit for Site Plan Approval, except Planned Business Development reviewed under § VI N of zoning bylaw:

- a) > 50 new parking spaces
- b) Proposed building or addition > 10,000 s.f.
- c) Projected new traffic volume > either 100 peak-hour vehicle trips OR 1,000 vehicle trips per day according to current ed. Of Inst. Of Traffic Engineers (ITE) Trip Generation Manual and inclusive of pass-by and diverted linked trips.
- d) Any project requiring Development Impact Statement per § VI M of zoning bylaw

This application for site plan review is due to:

- New construction of a non-residential use
- The construction, reconstruction, expansion, or substantial alteration or improvement (as determined by the Building Commissioner) of an existing non-residential use or non-conforming use that results in a change or substantially different use as listed I Schedule B of the North Attleborough zoning bylaw
- Any residential use exceeding two dwelling units, with the exception of residential dwellings on lots within an approved subdivision plan
- The construction or creation of any new parking lot or the expansion or redesign of an existing parking lot
- Creation of any outdoor storage areas for vehicles, machinery, stock in trade, or supplies; or the expansion of an existing area unless determined by the Planning Board to be of minimal size or impact
- New construction of a mobile home park
- Other _____

On the plan(s):

- Name of the applicant
- Name of the lot owner
- Assessor's map and lot number
- Title Block in lower right corner stating "SITE PLAN REVIEW FOR [applicant]"
- Book and page number of the current deed as recorded in Bristol County North Registry of Deeds
- Zoning District, Overlay Zone(s), and Proposed Use of the site
- Dimensions of the lot and building setbacks from each lot line per the zoning district
- Name and plan location of all abutters indicating limits of contiguous boundaries and those owners of land separated from the site only by a street, with street numbers.
- Proposed building location showing distance from each lot line
- Area of lot in square feet and area of lot in acres
- Scale of plan
- Locus plan at 1" = 1,000 ft or 1" = 2,000 ft showing the specific site and two nearest cross streets
- Legend or key
- Location of existing and proposed structures including dimensions, total area, number of stories, and ground elevation at building corners
- Dimensions and locations of parking spaces, loading areas, driveway openings, driveways, service areas, storage areas, and other open uses
- Delineation of a vegetation clearing and limit of work line called out
- A landscape design for the site including dimensions and details of sidewalks, fences, walls, and planting areas
- All facilities for water, sewage disposal, refuse including dumpster/trash enclosure(s), snow storage, and other waste disposal areas
- A stormwater management design including but not limited to: catch basins, drain manholes, pipes, clean outs, paved waterways, drywells, rip rap, retention and detention areas, and infiltration systems
- All existing and proposed topographic contours at two foot (2') intervals
- All wetlands, flood plains, waterways, rock outcroppings, large trees, stone walls, and features of historical interest
- Location, dimensions, and purpose of any easements with recordation information
- True north point
- All curbs, granite bounds, and pertinent roadway data including but not limited to the following: length, bearing, radii, tangent distances, and central angles to determine the exact location, direction, and length of every street and way line, lot line, and boundary line and to establish these lines on the ground
- Location of all existing and proposed road signs
- Location of all existing and proposed pavement markings
- Location and elevation of all existing and proposed commercial signage
- Zoning table showing compliance with the requirements of Intensity Schedule A
- Proposed location(s) of accessory buildings showing distance from each lot line
- A photometric lighting plan illustrating a 20 foot splash over which ends at the property line
- Details suitable for construction of the various elements of the site plan
- Suitable space to record the action of the Planning Board and signatures of the members of the Board on each sheet

Town of North Attleborough, Massachusetts

- Major Site Plan Special Permit stamped & signed by PCE, PLS, and PLA

Submit to the Planning Office:

- Dated receipt of filing of plans from Town Clerk within the same day
- Two (2) Complete and SIGNED Application Forms (Form O)
- Seven (7) 11 x 17" copies of the plan
- One (1) electronic copy of the Stormwater Management Report
- One (1) Traffic Impact Analysis
- Application fee (Payable to Town of North Attleborough)
- Peer review fee (If applicable, payable to Town of North Attleborough)
- Advertising fee (If applicable, payable to The Northstar Reporter)
- Mailing fee (If applicable, payable to The United States Postal Service)
- Electronic Copy of Completed Application & Plan sent to ghilario@nattleboro.com and kerti@nattleboro.com.

Check List Completed by Engineer of Record: _____ Date: _____

Accepted as Completed by: _____ Date: _____

Project Name: _____

Date: _____

FORM O

\$500 APPLICATION FEE

APPLICATION FOR SITE PLAN

TO THE PLANNING BOARD:

The undersigned herewith submits the accompanying Site Plan of the property located in the Town of North Attleborough for approval under the requirements of Section 3.1 of the North Attleborough Planning Board Rules and Regulations Governing Subdivision of Land and/or Section VI.H. of the North Attleborough Zoning By-Laws.

- 1. Name of Applicant.....
Mailing Address.....
Phone & Email Address.....
- 2. Name of Engineer or Surveyor.....
Address.....
Phone & Email Address.....
- 3. Owner of Record.....
Mailing Address.....
Phone & Email Address.....
- 4. Deed of Property Recorded in.....
Registry Book.....Page.....
- 5. Assessor's Plat Number.....Lot Number..... Zoning District.....
- 6. Square Footage of Property:.....
- 7. Brief Description of Building Proposal (Including Square Footage):

Signature of Owner.....

*Through this application, the applicant gives the Planning Board and its agents the right to access the property above referenced for review of this application.