

Site Plan Review Checklist

Development:

Submittal Date:

Address:

Checked By:

General

- 6 sets of plans shall be submitted
- Plans should be in AutoCAD format
- Minimum sheet size shall be 24" x 36" unless otherwise approved prior to submission
- Set shall be comprised of separate sheets as listed below unless otherwise approved by the Site Plan Review Committee at the pre-application scoping session
- All plans shall be stamped by Commonwealth of Massachusetts-registered Professional Engineer, Professional Land Surveyor, and/or Professional Landscape Architect
- All plans oriented, so that north arrow points to top of sheet
- All plans shall be shown at 1" = 40' or less and shall show a graphical scale
- All plans shall have a title block comprised of the following:
 - Project Title
 - Sheet Title
 - Sheet Number
 - Registrant Stamp (PE, PLS, LA)
 - Engineers name and address
 - Scale
 - Plan issued date
 - Plan revision date(s)
- Traffic Impact and Access Study (TIAS) to be submitted with application
- Storm Water Management Report to be submitted with application

Cover Sheet

- Title Block
 - Project name/title
 - Street number and/or lot number (for new buildings, engineering will assign a street number prior to approval)
 - Assessor's map and parcel number(s)
 - Name and address of property owner
 - Name and address of engineer
 - Name and address of developer
 - Name and address of architect
 - Name and address of landscape architect
 - Revision Date Block
- Zoning District

Cover Sheet - Continued

- Zoning Requirements Table – “Required vs. Provided”
 - Lot size
 - Lot frontage
 - Side yard setback
 - Front yard setback
 - Rear yard setback
 - Building height
 - Lot coverage
 - Distance from Residential District
 - Parking spaces
 - Compact parking spaces
 - Handicap parking spaces
 - Parking lot setback
 - Parking lot perimeter planting
 - Parking lot interior planting
 - Landscaping Requirements
- Locus map (show all roads and available building information within 1,000 ft.)
- Site Plan Review Committee signature block (6 Lines)
- Plan index with latest revision date of each plan

Existing Conditions Plan

- Name of surveyor
- Date of survey
- Property lines with bearings and distances
- Monuments
- Easements with bearings and distances
- Name of all abutters
- Street names
- Benchmark locations (based on NGVD – show year)
- Existing buildings and structures
 - Area of building
 - Number of stories
 - Principal use
 - Setbacks from property lines
 - Floor elevations
 - Door locations with sill elevations
- Existing Topography
 - Contours at 2' intervals (1' contours or additional spot grades if site is flat)
 - Overhead and underground utilities including, but not limited to water, sewer, drainage, electric, telephone, cable t.v., gas, septic systems, detention structures, wells

- Existing Topography - Continued
 - Existing parking/paved areas including pavement type (parking, walkways, etc.)
 - Adequate utility information outside the site to verify proposed utility connections
 - All utility pipe types, sizes, lengths and slopes
 - All utility structure information including rim and invert elevations
 - All existing easements within 50 ft. of property line-identify any utility within the easement
 - All exiting utility easements with bearings and distances
 - Existing pavement markings within site and on connecting roads
 - Existing features such as walls, curbing, landscaping, trees, walks, fences, trees over 12" caliper, lighting, signs, loading areas, dumpster locations, etc....
- Wetlands, Floodplain, Water Protection District delineation including offsets and buffer zones
- Test pit locations including groundwater depths
- Historic buildings within 250 ft.

Construction/Layout Plan (show appropriate information from Existing Conditions Plan)

- Proposed buildings and structures
 - Area of buildings or additions
 - Number of stories
 - Principal use
 - Floor elevations
 - Door locations with sill elevations
 - Setback dimensions from property lines
- Proposed Topography including, but not limited to:
 - Proposed contours at 2' intervals
 - Parking lot setbacks to property line
 - Parking lot grades shall not exceed 5% or be less than 0.5%
 - Parking spaces (delineated and dimensioned)
 - Handicap parking
 - Handicap access
 - Wheelchair ramps
 - Sidewalks
 - Pavement type(s)
 - Curb type(s) and limits
 - Granite curb at entrance to layout line
 - Lighting
 - Signs (include sign schedule)
 - Pavement markings
 - Loading areas

- Proposed Topography including, but not limited to: - Continued
 - Walls
 - Fences
 - Landscape areas
 - Dumpster(s)
- Critical dimensions including aisle widths, parking stall dimensions, curb radius, etc...
- Grading at entrance - show spot grades if required
- Emergency vehicle access
- Truck access (WB-50 unless otherwise approved by City Engineer)
- Snow storage area(s)
- Refer to Street Opening Permit
- Construction notes including the following notes:
 - Any minor modifications (as determined by the City Engineer) to the information shown on the approved site plans shall be submitted to the City Engineer as a Minor Plan Revision for approval prior to the work being performed
 - Any work and material within the city right-of-way shall conform to the City of Marlborough requirements
 - All handicap parking, ramps, and access shall conform to AAB requirements
 - All erosion control measures shall be in place prior to construction. Erosion control shall conform to the City of Marlborough Conservation Commission requirements as stated in the Order of Conditions. (refer to Erosion Control Plan if part of submission)
 - All pavement markings and signs shall conform to MUTCD requirements

Utility and Grading Plan (show appropriate information from existing conditions and construction plan)

- All proposed utilities including, but not limited to water, sewer, drainage, electric, telephone, cable t.v., gas lighting, septic systems, detention structures:
 - Adequate utility information outside the site to verify proposed utility connections
 - All utility pipe types, sizes, lengths and slopes
 - All utility structure information including rim and invert elevations
 - All water services, hydrants, gates, shutoffs, tees
 - Utilities shall be underground if possible
 - All transformer locations
 - Required utility easements with bearings and distances
- See Force Main requirements if force main is proposed
- Water main loop
- Sewer profile showing all utility crossings
- Sections through detention basin(s)
- Include the following notes:
 - The contractor shall obtain a Street Opening Permit prior to any construction within the city right-of-way

- Include the following notes: - Continued
 - All water and sewer material and construction shall conform to the City of Marlborough requirements (see Street Opening Permit)
 - All water and sewer construction shall be inspected by the City of Marlborough before being backfilled
 - The city shall be notified at least 24 hrs. prior to the required inspections
- See Drainage Checklist if detention basin is proposed

Landscape Plan (show appropriate information from existing conditions and construction plan)

- Proposed landscaping per Buffer and Parking Lot Planting Zoning Requirements
- Plan and tree legend
- Indicate areas to be loamed and seeded
- Proposed irrigation (on-site wells to be used unless otherwise approved)
- Verify sight distances at entrances

Erosion Control Plan (show appropriate information from existing conditions and construction plan)

- Haybales or haybale/silt fence combination
- Anti-tracking area at all construction entrances
- Protect existing and proposed drainage structures with haybales and or silt sacks
- Include the following notes:
 - All erosion control measures shall be in place prior to construction. Erosion control shall conform to the City of Marlborough Conservation Commission requirements as stated in the Order of Conditions.
- Delineate all stockpile areas
- Provide safety fencing around stockpiles over 10' in height or otherwise restrict site access

Detail Sheets (typical details)

- Pavement section detail
- Sidewalk detail
- Curb detail
- Driveway detail
- Wheel chair ramp detail
- Concrete pad detail
- Catch basin detail
- Drainage Manhole detail
- Water/sewer trench details (12" envelope)
- Sewer manhole detail (21" cover)
- Detention basin sections (from plan)
- Detention basin outlet structure detail
- Miscellaneous detention basin details

Detail Sheets (typical details) - Continued

- Water and sewer trench sections
- Anti seepage collar detail
- Flared end detail
- Rip rap detail
- Haybale/silt fence detail
- Light pole foundation detail
- Retaining wall details
- Tree/shrub planting detail
- Sign detail
- Fence detail
- Flowable fill trench
- Pavement marking details
- Handicap parking/compact parking signs
- Hydrant detail (Mueller)
- Thrust block detail
- Light pole foundation detail