



City of Peabody

Site Plan Submittal Requirements

Pursuant to Section 12 of the Peabody Zoning Ordinance

Peabody Planning Board
 24 Lowell Street
 Peabody, MA 01960
 Tel: 978-532-3000
 Fax: 978-538-5987

Petitioner: _____

Date of Planning Board Review: _____

1. Letter of intent:

- a) description of project Yes _____ No _____
- b) existing site conditions Yes _____ No _____
- c) gross square feet of floor area Yes _____ No _____
- d) estimated employees/residents Yes _____ No _____
- e) tabulation of building footprint Yes _____ No _____
- f) parking and circulation areas Yes _____ No _____
- g) open space Yes _____ No _____

2. Abutter list: Yes _____ No _____

3. Summary of proposed residential development:

- a) number of dwelling units and acreage Yes _____ No _____
- b) form of ownership Yes _____ No _____
- c) provisions for private maintenance Yes _____ No _____
- d) identification of common or public land Yes _____ No _____

4. Statement of project phasing: Yes _____ No _____

5. Storm water management and drainage: Yes _____ No _____

6. Zoning evaluation table: Yes _____ No _____

7. Development Impact Statement:

- a) traffic generation Yes _____ No _____
- b) impacts to abutting properties Yes _____ No _____
- c) utilities Yes _____ No _____
- d) the environment Yes _____ No _____
- e) municipal services Yes _____ No _____

8. Title block:

- a) title of plan, address, map and lot Yes _____ No _____
- b) owner's name and address Yes _____ No _____
- c) date prepared and date(s) of revision Yes _____ No _____
- d) scale Yes _____ No _____
- e) name, address and seal of preparer Yes _____ No _____
- f) building code use classification Yes _____ No _____
- g) type of construction Yes _____ No _____

9. Plan and details:

- a) submitted on minimum of 24 in. x 36 in. sheets Yes _____ No _____
- b) scale of at least one (1) inch = forty (40) feet Yes _____ No _____
- c) prepared by registered professional(s) Yes _____ No _____
- d) site locus Yes _____ No _____
- e) site layout plan:

- i. boundaries of lot(s) in development Yes _____ No _____
 - ii. property boundaries Yes _____ No _____
 - iii. rights-of-way and easements Yes _____ No _____
 - iv. footprints of existing and proposed structures Yes _____ No _____
 - v. access and circulation patterns Yes _____ No _____
 - vi. roadways Yes _____ No _____
 - vii. walkways Yes _____ No _____
 - viii. drives Yes _____ No _____
 - ix. parking areas Yes _____ No _____
 - x. fences Yes _____ No _____
 - xi. walls Yes _____ No _____
 - xii. signage Yes _____ No _____
 - xiii. location and size of refuse areas Yes _____ No _____
 - xiv. location of handicap parking Yes _____ No _____
 - xv. outdoor lighting Yes _____ No _____
 - xvi. building entrances Yes _____ No _____
 - xvii. service and loading facilities Yes _____ No _____
 - xviii. areas for snow storage Yes _____ No _____
 - xix. final selection of site materials Yes _____ No _____
 - xx. recreation facilities and open space areas Yes _____ No _____
 - xxi. indicate graphic scale, date, north arrow and vertical datum Yes _____ No _____
 - xxii. identified site characteristics or natural features:

- I) views Yes _____ No _____
 - II) existing vegetation Yes _____ No _____
 - III) wetlands Yes _____ No _____
 - IV) topographical changes Yes _____ No _____
 - V) soils Yes _____ No _____
 - VI) bedrock Yes _____ No _____
 - VII) required setbacks/siting and design Yes _____ No _____

f) Topography and drainage:

- i. existing and final topography at two foot intervals Yes _____ No _____
 - ii. existing and proposed utilities and storm drainage Yes _____ No _____
 - iii. details and specifications for storm water drainage Yes _____ No _____

g) Utility Plan:

- i. facilities for refuse and sewage Yes _____ No _____
 - ii. location of fire protection systems Yes _____ No _____
 - iii. location of poles, manholes and handholes Yes _____ No _____

h) Landscaping plan:

- i. limits of work Yes _____ No _____

I acknowledge that all of the required submittals stated herein have been provided to the Planning Board for Site Plan Review with the exception of the requested waivers noted. I understand that the specifications and technical materials submitted as part of this application and subsequently approved by the Planning Board are relevant only to the approved site plan, and that changes or alterations must be reviewed by the Planning Board in accordance with Section 7.5.14 of the zoning ordinance. I understand that the approved Site Plan and Planning Board decision must be submitted to the Building Inspector prior to receiving building permits, and that final as-built plans must be submitted upon project completion.

Signature of Applicant or Agent

Date