



TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275

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TOWN OF PEMBROKE APPLICATION FOR WAIVERS OF MAJOR SITE PLAN REVIEW REQUIREMENTS

Date: _____

To the Chairman and Members of the Pembroke Planning Board:

In addition to the application for subdivision plan review submitted for your consideration, please accept this written request for waiver(s) from Chapter 203, Town of Pembroke, Site Plan Regulations for the following items with reasons stated for the waiver request. I understand if any waiver request is not granted by the Planning Board, the application may be deemed incomplete and not accepted by the Board. I understand if the application is incomplete due to waivers not being accepted it could result in resubmission of required materials and application fees.

I am asking for waiver(s) from the Major Site Plan Review Checklist as follows:

PART A – GENERAL INFORMATION

- _____ A. Proposed use of land and buildings within limits of the site plan;
- _____ B. A site plan as detailed in Part B;
- _____ C. The construction drawings as detailed in Part C;
- _____ D. Vehicle usage of area - state the daily total for 7 days:
 - (1) Passenger vehicles
 - (2) Commercial vehicles – delivery trucks, buses
 - (3) Heavy trucking – longer than twenty-five (25) feet or a weight greater than 10,000#
 - (4) Vehicle storage (parking area, fenced areas, inside areas)
 - (5) Traffic flow pattern and volumes for the area, including intersection with public way
- _____ E. Location and plan of driveway entrances and exits;
- _____ F. Total square foot area of each building and of each floor of any building;
- _____ G. Exterior height of each building;
- _____ H. On site or other type of burglar and fire alarm system;
- _____ I. Storage locations within the site plan for any flammable or hazardous type liquid gases, solid materials;
- _____ J. Provisions for trash and refuse storage and removal;
- _____ K. Protective measures of potential hazards such as high voltage, water holes, machinery, materials, etc., that could be placed on the area in accordance with RSA 147-A, Hazardous Waste Management;
- _____ L. Multifamily housing;
 - (1) Estimate number of dwelling units for the elderly;

PART B – SITE PLAN INFORMATION

- _____ A. The site plan shall be prepared by a land surveyor, engineer or architect licensed in the State of New Hampshire. A scale of one (1) inch equals fifty (50) feet (max.) shall be used and each sheet shall be prepared in ink and done in a workmanship manner. Sheets shall be numbered in sequence if more than one sheet is used and shall be of such size as to be acceptable for filing in the office of the Merrimack County Registry of Deeds, but shall be no larger than 22"x34" inches (for recording Condominium Site Plans).
- _____ B. Features.
- _____ (1) The location of property with respect to surrounding property and streets, the names of all abutters and the names of adjoining streets.
- _____ (2) The location, bearing to the nearest minute, and dimensions of all boundary lines of the property to be expressed in feet and hundredths of a foot.
- _____ (3) The area of the parcel including the area used to meet the seventy percent (70%) contiguous buildable land requirement.
- _____ (4) The location of the existing streets, easements, water bodies, streams, and other pertinent features such as wetlands, railroads, buildings, parks, cemeteries, drainage ditches and bridges.
- _____ (5) The location and width of all existing and proposed streets and other public ways, and easements and proposed streets rights-of-way and building setback lines.
- _____ (6) The locations, dimensions, and footing area of all proposed buildings.
- _____ (7) The locations, dimensions and area of all property proposed to be set aside for park or playground use, open space, or other public or private reservation, with designation of the purpose thereof, and conditions, in any, of the dedication or reservation.
- _____ (8) The name, address and signature of the owner of land to be developed, and the name, address and seal of the land surveyor, engineer, or architect.
- _____ (9) The date of the map, true north point, and magnetic north point, scale and title of the development.
- _____ (10) The location and type of all proposed and existing monuments.
- _____ (11) Names of all new proposed streets subject to approval by the Board of Selectmen.
- _____ (12) Indication of the use of the lot and all uses proposed by the applicant and where permitted by the Zoning Ordinance.
- _____ (13) A title block shall be located in the right hand corner of the site plan and shall show development name, date of preparation, scale, application number and the Town of Pembroke tax map number.
- _____ (14) Form for endorsement by the Planning Board shall be located in the lower right hand corner of the site plan above the title block and shall state as follows:

Under the provisions of RSA 674:43, the Town of Pembroke Planning Board, in accordance with the Board vote dated _____, approval of this site plan is limited to alterations, improvements, and buildings as shown:

Chairperson

- _____(15) The plat must include a vicinity map depicting the location of the property with respect to the surrounding property and streets. It must show the names of adjoining streets and any zoning district lines on this or adjacent property.
- _____(16) The proposed location of all soil test pits, test borings, and percolations testpits.
- _____(17) All information and certification of approval required by any State or Municipal agency.
- _____(18) Existing topography of the land to be developed at the following intervals:
- Grade Contour Interval
 - 0-2% 2 foot plus spot elevations
 - 2+%-5% 2 foot
 - 5+% 10 foot
- Also all low points, high points and other areas needing spot evaluations should be shown. Existing contours shall be shown with dashed lines and proposed contours shall be shown with solid lines.
- _____(19) Soil types and boundaries based upon an on site survey, US Geological Survey, or other common source and the source date. Soil boundaries shall be shown by dotted lines.
- _____(20) Full legal descriptions of the drainage easements, site easements, rights-of-way, covenants, reservations, or other restrictions shall accompany the site plan with notations of each on the site plan.
- _____(21) Locations, sizes, elevations and slopes of all existing sewer, water, and drainage pipes within the site plan area.

NOTES:

(1) The information required herein is to be construed as the minimum required for a major site plan. The Planning Board may require additional information in order to evaluate the proposal.

(2) The lack of any information under any item specified herein or improper information supplied by the applicant may constitute grounds for the disapproval of the site plan.

PART C – CONSTRUCTION PLAN SUBMITTAL INFORMATION

Construction plans shall be prepared for all required improvements whether private or public improvements. Map sheets shall be no larger than 22" x 34". The following shall be shown:

- _____ A. Plans – Plans of all areas to be disturbed for construction of streets, drainage ways, and structures, sewer, water and electric lines, erosion and sediment control structures, and other areas to be disturbed for the construction of improvements shall be made showing existing topography shown in dashed lines and proposed contours shown in solid lines at a contour interval no greater than two (2) feet plus spot elevations, soil types and boundaries shown in dotted lines, existing tree lines and proposed trees and all other plantings, edge of all paved areas, location and size of all structures, piping and other materials, center line stationing of all proposed roads at fifty (50) foot intervals, and the location of all lot lines with the lot numbers. Plans shall be drawn at a scale of not more than one (1) inch equals fifty (50) feet.
- _____ B. Profiles – Profiles of all proposed roadways, showing existing and proposed elevations along the center lines of all proposed roads, and all structures, piping, and other materials. Profiles shall be drawn at a scale of one (1) inch equals fifty (50) feet horizontal scale and one (1) inch equals five (5) feet vertical scale.
- _____ C. Cross-Sections – Cross-sections of all proposed roadways at one (100) foot stations and at all catch basins or culverts showing the roadway and all areas to be disturbed for the construction of all proposed roadways, existing grades, proposed sub-grades, proposed final grades, and all utilities and other structures. Cross-sections shall be drawn to a convenient scale of not more than one (1) inch equals ten (10) feet, both the horizontal and vertical scales shall be the same.
- _____ D. Details – Construction details of all roadways, curbing, sidewalks, drainage structures, sediment and erosion control structures and any other required improvements shall be shown at a convenient scale.
- _____ E. Erosion and Sediment Control – Plans and other information indicating how increased runoff, sedimentation, and erosion shall be controlled during and after construction or required improvements.
- _____ F. Impact from Site – Potential impact to abutting lots including but not limited to drainage, access, traffic, noise shall be described in plan Notes and offer mitigation options as appropriate for Board consideration.

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