

Site Plan, Major Application Checklist

TOWN OF CANTERBURY PLANNING BOARD

THIS DOCUMENT TO BE COMPLETED BY THE APPLICANT

This document is adopted as part of the Canterbury Land Use Development Regulations (LDRs) and in the event there is any conflict between this checklist and items listed in the LDRs the more inclusive requirement shall apply. Completing this Checklist does not eliminate the need for the applicant and/or their agent to review the LDRs prior to submittal. **Please note that all items are to be submitted digitally as well as paper copies. Updated materials to be submitted 12 days prior to the Planning Board meeting.**

Project Name: _____

Tax Map & Lot No. _____

Address Project: _____

Lot Size(s): _____

Zoning District: _____

Property Owner: _____

Applicant: _____

Description of Proposed Project:

A. Submittal Requirements for All Applications (Provided or shown on the plans):

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|---|--------------------|--------------------------------------|---|
| Completed application form | 4.1.1 | | |
| Project name, map and lot number, and professional stamps/signatures on plans | 4.1.2 | | |
| Application and escrow fees | 4.1.3 | | |
| Abutters list not more than 5 days old | 4.1.4 | | |
| Zoning classification of the site and surrounding area on plans | 4.1.5 | | |
| Building, wetland, and shoreland setbacks on plans | 4.1.6 | | |
| Water courses and flood elevations per FEMA flood maps on plans | 4.1.7 | | |
| Five paper copies of all documents and one digital file of everything | 4.1.8 | | |
| Plans legibly prepared | 4.1.9.a | | |
| North arrow at top of plans | 4.1.9.b | | |
| Date plans were prepared on plans | 4.1.9.c | | |
| Revision date on plans | 4.1.9.d | | |
| Property lines with bearing/distances on plans | 4.1.9.e | | |
| Plans drawn to scale | 4.1.9.f | | |
| Plans to have outside dimensions of 22' x 34' | 4.1.9.g | | |

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|---|--------------------|--------------------------------------|---|
| Title block per 4.1.9.h on plans | 4.1.9.h | | |
| Contours at 2' intervals with spot elevations on plans | 4.1.9.i | | |
| A locus map at 1" = 500' on plans | 4.1.10 | | |
| Proof of access to Class V or better road | 4.1.11 | | |
| Color photographs of the site | 4.1.12 | | |
| Copies of state or federal applications or permits | 4.1.13 | | |
| Waivers request in writing per Section 10.8 | 4.1.14 | | |
| A table on the plan with the following information: | 4.1.15 | | |
| Lot area in square feet and acres | 4.1.15.a | | |
| Ground floor area of all buildings | 4.1.15.b | | |
| Total floor area of each floor and use of each building | 4.1.15.c | | |
| Existing and proposed parking | 4.1.15.d | | |
| Location and purpose of easements, and book/page on plans | 4.1.16 | | |
| Common area on plan, if applicable | 4.1.17 | | |

B. Major Site Plans:

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|---|--------------------|--------------------------------------|---|
| Site Plans not categorized as "Minor" | 1.9 | | |
| Multi-Family developments with four or more units | 1.9 | | |
| Application materials described in Section 4.1 | 5.2.1 | | |
| Shape, size, height of all existing and proposed structures on plans | 5.2.2 | | |
| Existing natural or manmade features on plans | 5.2.3 | | |
| Soil types, wetland delineation, and slopes more than 15% on plans | 5.2.4 | | |
| Existing and proposed access, sight distance and curbs on plans | 5.2.5 | | |
| Parking locations and dimensions on plans | 5.2.6 | | |
| Building plans with type, size, location, building setbacks, and first floor elevation on plans | 5.2.7 | | |
| Gas, electric, phone, fire alarm or other public utilities on plans | 5.2.8 | | |
| Stormwater management provisions on plans | 5.2.9 | | |
| Landscape plan | 5.2.10 | | |
| Signage | 5.2.11 & 23 | | |

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|---|--------------------|--------------------------------------|---|
| Lighting plan | 5.2.12 | | |
| Building illumination details in lighting plan | 5.2.13 | | |
| Septic system and wells with 75' radius on plans | 5.2.14 | | |
| Existing and proposed water or sewer lines on plans | 5.2.15 | | |
| Fire protection methods on plans | 5.2.16 | | |
| Stormwater management and erosion control plan | 5.2.17 | | |
| Solid waste disposal on plans | 5.2.18 | | |
| Wind, solar, propane or fuel tanks on plans | 5.2.19 | | |
| Walls, fences, or vegetative buffers on plans | 5.2.20 & 23 | | |
| Snow management plan | 5.2.21 | | |
| Elevation drawings of proposed buildings | 5.2.22 | | |
| Outside sales storage areas on plans | 5.2.23 | | |
| Fire and emergency access on plans | 5.2.24 | | |
| Drainage study | 5.2.25 | | |
| All information required in 4.1 and 5.2 | 5.3.1 | | |
| Existing and proposed monumentation on plans | 5.3.2 | | |

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|---|--------------------|--------------------------------------|---|
| Engineered construction plans for all improvements including structures, impervious cover, and drainage | 5.3.3 | | |
| Stamps and signatures for all professionals on plans | 5.3.4 | | |
| Any other exhibits required by the Board | 5.3.4 | | |

C. Supporting Documentation for Major Site Plans:

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|---|--------------------|--------------------------------------|---|
| Existing and proposed buildings on plans | 5.4.1 | | |
| Total imperious and ground floor area in square feet on plans | 5.4.2 | | |
| Floor area in square feet and existing/proposed uses on plans | 5.4.3 | | |
| Number of existing and proposed dwellings and number of bedrooms in each on plans | 5.4.4 | | |
| Traffic generation estimates | 5.4.5 | | |
| Community facility impact estimates | 5.4.6 | | |
| Estimated number of school-aged children | 5.4.7 | | |
| Estimated solid waste needs | 5.4.8 | | |
| Estimated value added by development | 5.4.9 | | |
| Public safety report with comments from Police and Fire Departments | 5.4.10 | | |
| Environmental impact report | 5.4.11 | | |
| Fiscal impact study | 5.4.12 | | |
| Conservation Commission report | 5.4.13 | | |
| Any additional items requested by the Board | 5.4.14 | | |
| A report containing the following: | 6.7.1 | | |
| Size of existing and proposed buildings | 6.7.1.a | | |

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|--|--------------------|--------------------------------------|---|
| Total impervious surface and ground floor area | 6.7.1.b | | |
| Floor area in square feet of existing and proposed use | 6.7.1.c | | |
| Number of existing and proposed dwellings and number of bedrooms in each | 6.7.1.d | | |
| Drainage information | 6.7.1.e | | |
| Traffic generation estimates | 6.7.1.f | | |
| Community facility impact estimates | 6.7.1.g | | |
| Estimated number of school-aged children | 6.7.1.h | | |
| Estimated solid waste needs | 6.7.1.i | | |
| Estimated value added by development | 6.7.1.j | | |
| Public safety report with comments from Police and Fire Departments | 6.7.1.k | | |
| Drainage study | 6.7.2 | | |
| Traffic study for projects with more than 20 peak hour trips | 6.7.3 | | |
| Environmental report for projects with more than 20,000 SF of impervious, wetlands, or within protected shoreland or aquifer | 6.7.4 | | |

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|--|--------------------|--------------------------------------|---|
| Fiscal impact study for projects with more than 20 dwelling units | 6.7.5 | | |
| School impact study for projects with more than 20 dwelling units | 6.7.6 | | |
| Conservation Commission report for projects with more than 20,000 SF of impervious, wetlands, or within protected shoreland or aquifer | 6.7.7 | | |
| Archeological study for projects with 10 or more dwelling units | 6.7.8 | | |
| Noise generation study, if needed | 6.7.9.a | | |
| Hazardous materials assessment, if needed | 6.7.9.b | | |
| Pollution study, if needed | 6.7.9.c | | |
| Lighting plan | 6.7.9.d | | |

D. Change in User or Occupancy Only:

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|--|--------------------|--------------------------------------|---|
| Application materials described in Section 4.1 | 5.1.1 | | |
| Plans shall include the following: | 5.1.1 | | |
| Parcel boundaries with dimensions, and natural features on plans | 5.1.3 | | |
| Buildings with setbacks | 5.1.4 | | |
| Off street parking | 5.1.5 | | |
| Accessway, streets, sidewalks, and curbing | 5.1.6 | | |
| Type and location of solid waste | 5.1.7 | | |
| Elevation view or photograph of buildings | 5.1.8 | | |
| Location, size, and design of signs | 5.1.9 | | |
| All existing streets with names and classifications | 5.1.10 | | |
| Water supply and septic systems | 5.1.11 | | |
| Zoning boundaries, including within 200' of the site | 5.1.12 | | |
| One hundred year flood line with map and panel site in notes | 5.1.13 | | |
| Description of fire suppression | 5.1.14 | | |
| Any other item the Board may require | 5.1.15 | | |

E. Legal Documents for Site Plans:

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|---|--------------------|--------------------------------------|---|
| Condominium documents and bylaws | 5.5.1 | | |
| Conservation or open space easement documents | 5.5.2 | | |
| Deeds or easements for land for public use | 5.5.3 | | |
| Easement and right-of-way documents, including parking, utility, and drainage | 5.5.4 | | |
| Off-site easement documents for easements that serve the development | 5.5.5 | | |
| Deed restriction documents | 5.5.6 | | |
| Any additional legal documents that may be required | 5.5.7 | | |

F. State Approvals (as applicable):

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|--|--------------------|--------------------------------------|---|
| NHDES State Septic System | 4.1.1 | | |
| NHDES Subdivision | 4.1.2 | | |
| NHDES Alteration of Terrain | 4.1.3 | | |
| NHDES Wetland Permit | 4.1.4 | | |
| NHDOT or Town of Canterbury Driveway Permit | 4.1.5 | | |
| Any other permits (see Section 3.9) that may be required | 4.1.6 | | |

G. Final Application Submission:

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|---|--------------------|--------------------------------------|---|
| Completed application form | 2.4.1 | | |
| Materials per Section 4 or Section 5, as applicable | 2.4.2 | | |
| Application and escrow fees | 2.4.3 | | |
| Submitted at least 21 days before meeting | 2.4.4 | | |
| Determination Letter from Building Inspector | 2.4.7.a | | |
| Police Chief letter | 2.4.7.b | | |
| Fire Chief letter | 2.4.7.c | | |
| Conservation Commission comment, for wetlands/environmental impacts | 2.4.7.d | | |
| School District letter, if residential | 2.4.7.e | | |

H. As-Built Plans:

| Item | LDR Section | Provided or Waiver Requested? | N/A (such as a road for a 2 lot subdivision) |
|--|--------------------|--------------------------------------|---|
| Right-of-Way with bearings and dimensions | 10.3.a | | |
| Property lines with bearings and dimensions | 10.3.b | | |
| Any zoning boundaries within 200' of the property | 10.3.c | | |
| Road classifications | 10.3.d | | |
| Deeded accessways with bearings and dimensions | 10.3.e | | |
| Conservation easements with bearings and dimensions | 10.3.f | | |
| All waterbodies | 10.3.g | | |
| Wetlands and wetland buffers | 10.3.h | | |
| Utility, drainage, and slope easements | 10.3.i | | |
| Finished floor elevations in flood zones | 10.3.j | | |
| Topography with 2-foot contours | 10.3.k | | |
| Buildings, parking, and all paved areas | 10.3.l | | |
| Construction drawings of public improvements | 10.3.m | | |
| Book and page for all deeds or easements | 10.3.n | | |
| Engineered plans for roads, including drainage and public improvements | 10.3.o | | |