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Description automatically generated PLANNING/BUILDING DEPARTMENT

TOWN OFFICE BUILDING, 175 CENTRAL STREET, EAST BRIDGEWATER, MA 02333

(508) 378-1607/1608

Site Plan Rules and Regulations

1. This section shall apply to all uses in any district that requires Site Plan
2. A completed copy of the appropriate Site Plan application form. All sections of the application form must be complete by the applicant/owner or engineer. The application is to be filed with the Planning/Building Department for review before filing with the Town Clerk’s Office.
3. The original plan 24” x 36” and (1) one 11 x 17 print of the site plan drawn at a scale of 1” = 40’ or 1” = 2’ or 1” = 30’ which is most appropriate. Plan to show Building on sheet (1), sheet (2) to show topography of lot or lots, sheet (3) to show drainage and road levels. In addition, submit a pdf copy.
4. A copy of the Site Plan shall be forwarded by the Planning/Building Department to the Building Inspector, Planning Board, Board of Health, DPW, Fire Department, Police Department, Conservation Commission and Town Clerk for their input prior to scheduling an appointment before the Planning Board.
5. The following items must be included as a minimum on the Site Plan which must accompany the Site Plan Approval application:
6. The proposed name (if any) of the development, the name(s) and addresses of the applicant(s), owner(s) of record, designer(s) of the plan, date and north arrow.
7. Site boundary lines, dimensions of the lot(s), plot and lot number from the current assessor’s records, and the Zoning District(s).
8. Stamp(s) of the Registered Civil Engineer and Registered Land Surveyor who prepared the plan.
9. Topography, existing and proposed, using not less than two foot contours and bedrock, outcropping if any.
10. Size, including square footage and dimensions of all existing and proposed buildings on the site with their sill and foot elevations (elevation including all levels).
11. Proposed use(s) of structure(s) on parcel subject to application.
12. Locations of any existing structures, driveways, driveway openings, parking

spaces, hydrants and service and loading areas located on or within one

hundred (100) feet of the development.

1. General location of any drainage swales, wetlands, streams, ponds, flood

plain areas, kettle holes, wells, and Water Supply Protection Districts on or

within two hundred (200) feet of the development site.

1. Proposed locations and dimensions of vehicular driveway entrances and

exits, fire lanes, pedestrian walkways, bikeways and other transportation

routes. Signs and methods of screening refuse and service facilities.

1. Name(s) and location(s) of all public and/or private ways abutting the

development site with their widths or exterior sideline.

1. Calculations having the percentage of the lot covered by structures, parking

areas, and the amount of remaining open space.

1. Detailed parking layout with stall sites and traffic circulation patterns.
2. Detailed grading, drainage and erosion control plan designed in compliance

with the Town of East Bridgewater Stormwater Rules & Regulations, for the

twenty-five (25) year frequency storm. A comprehensive set of drainage

calculations must be provided to support all drainage engineering and design.

(All drainage is to be accommodated on site).

1. Proposed landscaping and outside lighting shown on plan.
2. Proposed utility layout showing meter-vaults, transformer and any associated

structure for water and gas lines.

1. Locus plan at a scale of 1” = 800’.
2. Location for sewage, refuse and any other provisions for waste disposal.
3. If the Site Plan is resubmitted to the Planning/Building Department, a

revision date must be shown.

1. The Plan must contain a certifications clause singed by the preparer stating,

that he/she has conformed with the Rules and Regulations of the Registry of

Deeds in preparing the plan.

1. GENERAL PROVISION – Where specific requirements are established in

the Zoning By-Law which applies to any of the above items, those

requirements must also be met and shown on the site plan(s) (when

appropriate) prior to approval by the Planning Board.