

**CHECKLIST FOR MAJOR LAND DEVELOPMENT / MAJOR SUBDIVISION
PRELIMINARY PLAN**

This checklist is furnished by the Planning Board to assist in the application for Preliminary Approval of Major Land Developments and Subdivisions. It does not relieve the applicant of the responsibility to review and comply with all applicable regulations in the Tiverton Town Code.

Twenty (20) copies of all items

Preliminary plans, stamped and signed by a professional surveyor registered in the State of Rhode Island, of the subject parcel showing the following information:

1. _____ A general location map showing the relationship of the parcel to the area within a half mile radius
2. _____ Name of the proposed development or subdivision
3. _____ Name and address of property owner and applicant
4. _____ Name, address and telephone number of engineer and/or land surveyor
5. _____ Date of plan preparation, with revision date(s)
6. _____ True north arrow and graphic scale (minimum of 1 inch = 100 feet, or as otherwise required) on a 22-inch by 32-inch sheet
7. _____ Assessors Map/Plat, Block, and Card/Lot number(s) of the land being developed or subdivided
8. _____ Dimensions and total area of the subject parcel, and location and dimensions of existing property lines, easements and rights-of-way within or appurtenant to the subject parcel, with a certification (stamp) of a registered land surveyor, and class of survey
9. _____ Zoning district(s) of the land being developed or subdivided, with zoning boundary lines shown if there is more than one district
10. _____ Location, width and names of existing public, private and paper streets within and immediately adjacent to the subject parcel
11. _____ Names of abutting property owners within 200' of the subject parcel
12. _____ Location and approximate size of existing buildings or significant above-ground structures on the subject parcel

13. Location and dimensions of all existing utilities within or immediately adjacent to the subject parcel, including gas, electric, water, sewer and stormwater drainage facilities
14. Location of verified wetland boundaries, watercourses or coastal features within the subject parcel or within 200 feet of the perimeter of the parcel
15. Existing contours at intervals of two feet (interpolation to 5' from U.S. Geodetic 10' data may be acceptable)
16. Base flood elevation data
17. Location of wooded areas and areas of agricultural use
18. Location of any unique and/or historic features, including stone walls and historic cemeteries, within or immediately adjacent to the subject parcel
19. Proposed buildings, building setback lines and other site improvements for a commercial or industrial development; proposed building lots, and areas, building setback lines and dimensions of proposed lots, with proposed lot lines drawn so as to distinguish them from existing property lines, for a residential development or subdivision
20. Location, dimensions and area of any land proposed to be set aside as open space or to be conveyed to the **Town of Tiverton** for public purposes
21. Locations of existing and proposed permanent bounds (concrete or granite, where possible)
22. Location and dimensions of proposed easements and rights-of-way within the subject parcel
23. Proposed pedestrian and bicycle circulation systems, including locations of proposed walkways and bike paths
24. Proposed street plans, profiles and cross sections, at a scale of 1 inch = 40 feet horizontal, and 1 inch = 4 feet vertical, including typical cross sections and paved areas delineated on the appropriate plans
25. Landscaping / **tree preservation** plan to show all removal of existing vegetation, re-vegetation and tree planting and landscaping on street rights-of-way and individual building lots, or as required by the **Planning Board**
26. Grading plan at two foot contour intervals to show all proposed grading for on and off-site street construction, drainage facilities and individual building sites or house lots

27. Proposed soil erosion and sediment control plan
28. Proposed stormwater management plan, as required in Sec. 23-61 of the regulations
29. Proposed drainage plan, including a profile, and the extension of existing stormwater lines and the addition of on-site drainage facilities
30. Proposed utilities plan, including the extension and location of gas, electric, street lights, water and sewer lines or other proposed utilities as applicable, and/or the location of on-site sewage disposal systems

Note: Developer will be required to prepay to the Town Clerk all costs for streetlight acquisition and installation as well as the estimated electrical bill for 18 months of usage prior to street acceptance by the Town

Supplementary information (as applicable):

1. The names and addresses of all property owners, adjoining communities or agencies requiring notification under these regulations
2. Drainage calculations supplementing the proposed drainage plan prepared by a registered professional engineer
3. Written confirmation from the Director of Public Works that he or his designee has reviewed the proposed sewer plan and design, if applicable, and the preliminary plans for proposed sewage disposal, stormwater control and street design
4. Written confirmation from the applicable water authority that it is able to provide water service connection to the subject parcel
5. Written confirmation from the RIDEM Wetlands Section that plans of the proposed development, including any required off-site construction, have been reviewed and that approval has been granted for the proposed site alteration, if wetlands exist on the property
6. Written approval from the RI Coastal Resources Management Council of the proposed development, including any required off-site construction, in the form of an assent as provided under the Rhode Island Coastal Resources Management Program, if the subject property has coastal shoreline
7. A copy of the subdivision soil suitability report from the RIDEM ISDS Section for the subject parcel, or approved ISDS applications for individual lots

- 8. A Physical Alteration Permit (PAP) issued by the RI Department of Transportation for any connection to or construction work within a state highway or other right-of-way
- 9. Draft copies of all legal documents describing proposed easements and rights-of-way, conveyances, restrictions or other required legal documents
- 10. Either of the following:
 - A letter to the Planning Board indicating the developer's intent to complete the required improvements prior to endorsement and recording; or,
 - A letter to the Planning Board requesting that security sufficient to cover the cost of required improvements be established by the Board
- 11. Current filing fee

This application is being filed for the purpose of being placed on the Planning Board agenda for review. All information in this application is complete and accurate to the best of my knowledge. I hereby authorize duly appointed members of the Tiverton Planning Board and the Tiverton Conservation Commission to enter and inspect the property at reasonable times during the review and approval process for the purpose of ensuring compliance with the Land Development and Subdivision Review Regulations and with other applicable portions of the Town Code.

Signature of Applicant	DATE
Signature of PLS	Registration No. DATE

Final written comments on the Preliminary Plan (Provided by the Administrative Officer) from the as required local agencies, if applicable.