

**TIVERTON PLANNING BOARD
CHECKLIST FOR CONCEPT PLANS**

This checklist is furnished by the Planning Board to assist in the application for a Concept Plan review. It does not relieve the applicant of the responsibility to review and comply with all applicable regulations in the Tiverton Town Code.

- 12- 24 x 36 inch set of plans
- 12- Paper copies of all supporting items
- Electronic set of plans and all supporting items (or as directed by the Administrative Officer)

_____ Application Cover Sheet, Attachment 11

_____ Current filing fee: \$_____

_____ Current escrow, if required: \$_____

_____ A notarized letter from the property owner(s) stating that the applicant has been granted the authority to proceed with the application with the owner(s) permission and consent.

A proposed plan, stamped and signed by a Professional Land Surveyor registered in the State of Rhode Island, showing the following information (“NA” if Not Applicable):

EXISTING CONDITIONS

1. _____ A general location map showing the relationship of the parcel to the area within a half-mile radius, provide an aerial photograph or satellite image clearly depicting the subject parcel
2. _____ Name of the proposed development or subdivision, with “Concept Plan” indicated in the Title Block
3. _____ Name and address of the property owner(s) and applicant(s)
4. _____ Name, address and telephone number of the engineer and/or land surveyor
5. _____ Assessors Plat and Lot number(s) of the land being developed or subdivided
6. _____ Date of plan preparation, with revision date(s)
7. _____ Purpose statement
8. _____ True north arrow, and graphic scale (minimum of 1 inch = 100 feet)
9. _____ Names, addresses and Plat/Lot identified of abutting property owners and property within 200’ of the subject parcel

10. _____ Plan legend depicting/explaining all symbols
11. _____ Minimum Class IV survey stamped and signed by a Professional Land Surveyor
12. _____ Zoning District(s) of the parcel being developed or subdivided, with zoning boundary lines shown if there is more than one district
13. _____ District Dimensional Regulations of the subject parcel
14. _____ Density calculations based upon the exclusion of unsuitable land from the total land area; include the total acreage, the acreage of unsuitable land and the resulting total number of units allowed by right
15. _____ Dimensions and total area of the subject parcel, and location and dimensions of existing property lines, type of easements and rights-of-way within or adjacent to the subject parcel
16. _____ Existing contours at intervals of ten (10) feet
17. _____ Base flood elevation data; use the North American Vertical Datum of 1988 (NAVD 88)
18. _____ The FEMA Flood Plain Map, show the entire parcel
19. Show or provide a statement if the parcel contains:
 - _____ A Wellhead Protection Area
 - _____ A Groundwater Recharge Area
20. _____ Soils map of the subject parcel
21. _____ Approximate location of soil contaminants present on the subject parcel
22. _____ Approximate location of wetlands, watercourses or coastal features within and adjacent to the subject parcel
23. _____ Approximate location of wooded areas and areas of active agricultural use
24. _____ Determination if the proposed development or subdivision lies within the Watershed Protection Overlay District(s), or any other area designated by the town or state for purposes of environmental protection or natural or cultural resource protection
25. _____ Location, width, classification and names of existing public, private and paper streets within and adjacent to the subject parcel
26. _____ Location and approximate size of all existing buildings or significant above-ground structures, include stone walls on the subject parcel

- 27. _____ Location of existing utilities, include, gas, electric, water/wells and sewer/OWTS
- 28. _____ Location of any other significant natural or cultural features, include historic cemeteries and access, within or adjacent to the subject parcel

PROPOSED

- 29. _____ Proposed zoning relief or waiver required /requested
- 30. _____ Proposed Comprehensive Permit for Low and Moderate Income Housing
- 31. _____ Concept measures to minimize impacts to the natural topography of the site, see the RI Low Impact (LID) Site Planning and Design Guidance Manual
- 32. _____ Proposed buildings and other site improvements for a commercial or industrial development, include building setback lines and lot coverage
- 33. _____ Proposed buildings and building lots with approximate lot areas and dimensions with proposed lot lines and building setback lines drawn so as to distinguish them from existing property lines for a residential development or subdivision, include proposed lot coverage
- 34. _____ Proposed streets or street extensions and dimensions
- 35. _____ Proposed pedestrian facilities (sidewalks, footpaths, trails)
- 36. _____ Concept for collecting and discharging stormwater
- 37. _____ Proposed connection with existing public water supply and sewer system or on-site wells and sewage disposal
- 38. _____ Renderings, elevations or photographs as may be requested to illustrate the visual impact of the proposal for a Major Land Development or Commercial Development

This application is being filed for purpose of review by the Planning Board. All information in this application is complete and accurate to the best of my knowledge.

Signature of Applicant

Date

Print Name

Signature of Professional Land Surveyor/Engineer

Registration No.

Date

Print Name