

Attachment 9.

**CHECKLIST FOR COMMERCIAL/INDUSTRIAL DEVELOPMENT
SITE PLAN / DESIGN PLAN REVIEW**

This checklist is furnished by the Planning Board to assist in the application for approval of commercial / industrial development site plan / design plan reviews. It does not relieve the applicant of the responsibility to review and comply with all applicable regulations in the Tiverton Town Code.

Fifteen (15) copies of all items

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
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 (18-inch by 24-inch for any sheets to be recorded)
7. ____ Assessors Plat / Map, Block, and Card/Lot number(s) of the land being developed
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, 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 and property owners immediately across any streets adjacent to 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 flagged wetland boundaries, watercourses or coastal features within the subject parcel or within 200 feet of the perimeter of the parcel; if there are no such wetlands or coastal features, an affidavit signed by a qualified professional (wetlands biologist, registered professional engineer or professional land surveyor) stating this
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 building(s), with dimensions and areas, and building setbacks
20. ____ Location and dimensions of proposed easements and rights-of-way within the subject parcel, including notation of type of existing or proposed easements and rights-of-way, with areas and dimensions indicated
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 street extensions and dimensions
24. ____ Proposed landscaping plan
25. ____ Proposed lighting plan
26. ____ Proposed soil erosion and sediment control plan

27. ____ Proposed stormwater management plan, including a profile, and the extension of existing stormwater lines and addition of on-site drainage facilities
28. ____ Grading plan in sufficient detail to show contours for all grading for proposed on and off-site street construction, drainage facilities and building(s)
29. ____ Proposed utilities plan, including the extension and location of gas, electric, street lights, water and sewer, or other proposed utilities as applicable, and/or the location of on-site sewage disposal systems

Also, for Design Reviews:

30. ____ **Architectural plans with scale elevations of the building(s), as appropriate, showing dimensions of all building elements including height, length, roof pitch, door and window openings, steps, railings and ramps; and details of surface materials, doors and windows, railings, lighting fixtures, architectural details and other exterior features including colors**

Supplementary information:

1. ____ The names and addresses of all property owners, adjoining communities or agencies requiring notification under these regulations
2. ____ If applicable, a notarized letter from the property owner to the Planning Board stating that the applicant has been given the specific authority to represent the owner in the matter before the Board
3. ____ Calculations determining percentage of proposed lot coverage based upon the ratio of the sum of all proposed impervious areas to the total suitable land area of the subject parcel
4. ____ Determination if the proposed development or subdivision lies within the Watershed Protection Overlay District for Stafford Pond or Nonquit Pond, or any other area designated by the town or the state for purposes of environmental protection or natural or cultural resource protection
5. ____ Supplemental stormwater management analysis / drainage calculations prepared by a registered professional engineer
6. ____ Written confirmation and comments from the Director of Public Works that the proposed plan for proposed stormwater management and street design has been reviewed
7. ____ Written confirmation and comments from the Wastewater Management Commission that the proposed plan for sewers, if any, has been reviewed

- 8. ____ Written confirmation and comments from the applicable water authority that it is able to provide water service connection with adequate pressure and flow rate to the subject parcel
- 9. ____ Written confirmation and comments from the Fire Department regarding the adequacy of the proposed water service
- 10. ____ Proposed deed restrictions or protective covenants, if any
- 11. ____ 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 subject property
- 12. ____ A copy of RIDEM-approved Individual Sewage Disposal Systems (ISDS) design, if not serviced by sewers
- 13. ____ An Environmental Review Statement, in accordance with the Tiverton Zoning Ordinance, if the proposed development or subdivision lies within the Watershed Protection Overlay District
- 14. ____ Written approval from the RI CRMC 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
- 15. ____ A Physical Alteration Permit (PAP) issued by the RIDOT for any connection to or construction work within a state highway or other right-of-way
- 16. ____ Approval from the Tiverton DPW for any connection to or construction work within a Town road or other right-of-way

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 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, **Zoning Ordinance**, and with other applicable portions of the Town Code.

Signature of Applicant	DATE
Signature of PLS	DATE