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

Concept Plan Checklist
Signature of Professional Land Surveyor/Engineer

Registration No.

Date

Print Name