

Attachment 7.

**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. X A general location map showing the relationship of the parcel to the area within a half mile radius **See Sheet C-2 & Attachment 5:
Half Mile Radius Map**
2. X Name of the proposed development or subdivision **See Sheet C-0**
3. X Name and address of property owner and applicant **See Sheet C-0**
4. X Name, address and telephone number of engineer and/or land surveyor **See Sheet C-0**
5. X Date of plan preparation, with revision date(s) **See All Sheets**
6. X True north arrow and graphic scale (minimum of 1 inch = 100 feet, or as otherwise required) on a 22-inch by 32-inch sheet **See All Sheets**
7. X Assessors Map/Plat, Block, and Card/Lot number(s) of the land being developed or subdivided **See Sheet C-0**
8. X 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 **See Sheet SV-1**
9. X Zoning district(s) of the land being developed or subdivided, with zoning boundary lines shown if there is more than one district **See Sheets SV-1 and C-2**
10. X Location, width and names of existing public, private and paper streets within and immediately adjacent to the subject parcel **See Sheets SV-1 and C-2**
11. X Names of abutting property owners within 200' of the subject parcel
See Attachment 5: Abutter's Map & List
12. N/A Location and approximate size of existing buildings or significant above-ground structures on the subject parcel **No existing buildings or significant above ground structures on the subject parcel**

13. X Location and dimensions of all existing utilities within or immediately adjacent to the subject parcel, including gas, electric, water, sewer and stormwater drainage facilities **See Sheet SV-1, no existing gas or sewer within the vicinity of the project site**
14. X Location of verified wetland boundaries, watercourses or coastal features within the subject parcel or within 200 feet of the perimeter of the parcel **See Sheets SV-1 and C-2**
15. X Existing contours at intervals of two feet (interpolation to 5' from U.S. Geodetic 10' data may be acceptable) **See Sheet SV-1**
16. X Base flood elevation data **See Sheets SV-1, C-2 & Attachment 4: Flood Study**
17. X Location of wooded areas and areas of agricultural use **See Sheet C-2**
18. X Location of any unique and/or historic features, including stone walls and historic cemeteries, within or immediately adjacent to the subject parcel **See Sheets C-2 & SV-1**
19. X 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 **See Sheets SV-1, C-2, & C-5**
20. N/A 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 **No proposed land to be set aside as open space or to be conveyed to the Town of Tiverton**
21. X Locations of existing and proposed permanent bounds (concrete or granite, where possible) **See Sheet SV-1**
22. X Location and dimensions of proposed easements and rights-of-way within the subject parcel **See Sheet C-2 and C-5**
23. X Proposed pedestrian and bicycle circulation systems, including locations of proposed walkways and bike paths **No proposed bike paths within the development. See Sheets C-3, C-4, C-5, & C-6 for proposed walkways and sidewalks.**
24. N/A 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 **No proposed streets or street extensions. Profiles of site drives are included in the planset as Sheets C-19 through C-25.**
25. X 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 **See Sheets L-1 through L-4**
26. X 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 **See Sheets C-7, C-8, C-9, & C-10**

27. X Proposed soil erosion and sediment control plan **See Sheets C-11, C-12, C-13, C-14**
28. X Proposed stormwater management plan, as required in Sec. 23-61 of the regulations **See Sheets C-7, C-8, C-9, C-10 & Attachment 2: Stormwater Management Report**
29. X Proposed drainage plan, including a profile, and the extension of existing stormwater lines and the addition of on-site drainage facilities **See Sheets C-7 through C-10 & C-19 through C-25 & Attachment 2: Stormwater Management Report**
30. X 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
See Sheets C-15 through C-18 & Supplemental Utility Design Plans
- 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 **36 months** of usage prior to street acceptance by the Town

Supplementary information (as applicable):

1. X The names and addresses of all property owners, adjoining communities or agencies requiring notification under these regulations
See Attachment 5: Abutter's Map & List
2. X Drainage calculations supplementing the proposed drainage plan prepared by a registered professional engineer
See Attachment 2: Stormwater Management Report
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
See Waiver Request provided in the Supplementary Information Binder
4. Written confirmation from the applicable water authority that it is able to provide water service connection to the subject parcel
See Waiver Request provided in the Supplementary Information Binder
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
See Waiver Request provided in the Supplementary Information Binder
6. N/A 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
Not applicable
7. N/A A copy of the subdivision soil suitability report from the RIDEM ISDS Section for the subject parcel, or approved ISDS applications for individual lots
Not applicable

- 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 *See Waiver Request provided in the Supplementary Information Binder*
- 9. Draft copies of all legal documents describing proposed easements and rights-of-way, conveyances, restrictions or other required legal documents
See Marsden Easement Documents provided in the Supplementary Information Binder
- 10. Either of the following:

See correspondence provided in the Supplementary Information Binder

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
The filing fee for a major land developemnt review was previously submitted to the Town of Tiverton at the Master Plan Application stage of review

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

4/4/17
DATE



Signature of PLS

41892
Registration No.

4/05/2014
DATE

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