

Attachment 6.

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

This checklist is furnished by the Planning Board to assist in the application for Master Plan 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, except as noted

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 2:  
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 22-inch by 32-inch sheet(s) **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 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 Sheets SV-1 and C-2**
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 and property owners within 200' of the subject parcel **See Attachment 3: List of Property Owners within 200' of Proposed Property**

Major Land Development/Major Subdivision Master Plan Checklist

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**Note: All attachments referenced are attachments to the Memorandum in Support of Master Plan Application**

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 storm drainage facilities **See Sheet SV-1, no existing gas or sewer within the vicinity of the project site**
14. X 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 registered land surveyor) stating this **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 and C-2**
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 Sheet C-2**
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 and C-2**
20. N/A Location, dimensions and area of any land 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. NA Proposed streets or street extensions and dimensions **No proposed streets or street extensions**
24. X Proposed drainage plan, including a profile, and the extension of existing stormwater lines and the addition of on-site drainage **See Sheets C-6, C-7, C-8, C-12, C-13, C-14, C-15, C-16, C-17**
25. X Proposed utilities plan, including the extension of gas, electric, street lights, water and sewer or other proposed utilities as applicable, and/or the location of on-site sewage disposal systems **See Sheets C-9, C-10, C-11**

## Supplementary information:

1.  X  The names and addresses of all property owners requiring notification under these regulations **See Attachment 3: List of Property Owners within 200' of Proposed Property**
2.  X  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 **See Attachment 4: Notarized property Owner Letter**
3.  X  A site analysis as required in sec. 23-53 of the regulations **See Memorandum in Support of Master Plan Application and Attachment 5: Site Analysis Map**
4.  N/A  Calculations determining allowable density based upon the exclusion of unsuitable land from the total land area of the subject parcel, including the total acreage, the acreage of unsuitable land and the resulting total number of units **Project is not a subdivision therefore density is not applicable**
5.  N/A  Determination if the proposed development or subdivision lies within the Tiverton Watershed Protection Overlay Districts, or any other area designated by the Town or the State for purposes of environmental protection or natural or cultural resource protection **See Sheet C-2 and Attachment 6: Watershed Protection Overlay District Map**
6.  X  Twenty copies of the proposed development plan reduced to 11" x 17" sheet(s)
7.  X  Soils map of the area, with the locations of any prime agricultural and/or hydric soils within the subject parcel indicated on the soils map **See Attachment 7: Natural Resources Conservation Services Soil Map**
8.  X  An aerial photograph or a blue line copy of an existing aerial photograph of the subject parcel and surrounding area **See Attachment 2: Half Mile Radius Map**
9.  X  A narrative statement regarding the potential impact of the proposed development on the neighborhood and the town, including an estimate of the approximate population of the proposed development, an estimate of the number of school-aged children to be housed in the proposed development **See Memorandum in Support of Master Plan Application**
10.  X  A traffic study prepared by a traffic engineer regarding the potential impact of the proposed development on neighboring properties and roads **See Traffic Impact Analysis**
11.  N/A  Location of species of state concern and their habitats if within the Sin & Flesh Brook Natural Heritage area as mapped by RIDEM's Natural Heritage Program. Professional documentation required. See "Attachment 12: Guidance on Locating Species of State Concern and their Habitats". **See Sheet C-2 & Attachment 8: Natural Heritage Areas Map**
12.  X  Proposed project phasing, if any **See Memorandum in Support of Master Plan Application**
13.  X  Current filing fee

