

**TIVERTON PLANNING BOARD
CHECKLIST FOR MAJOR LAND DEVELOPMENT/ MAJOR SUBDIVISION
FINAL PLAN**

This checklist is furnished by the Planning Board to assist in the application for approval of a Major Land Development or Subdivision Final Plan. 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 (or as directed by the Administrative Officer)
 Electronic set of plans and all supporting items

_____ Application Cover Sheet, Attachment 11

_____ Current filing fee: \$_____

_____ Current escrow: \$_____

_____ 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.

Final plans, stamped and signed by a Professional Land Surveyor and/or licensed Professional Engineer in the State of Rhode Island, of the subject parcel showing the following information ("NA" if Not Applicable and explain reason for exemption):

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 indicated in the Title Block
3. _____ Name and address of the property owner(s) and applicant(s)
4. _____ Copy of the Deed/Title to the subject parcel, if requested
5. _____ Name, address and telephone number of the engineer and/or land surveyor
6. _____ Assessors Plat and Lot number(s) of the parcel being developed or subdivided
7. _____ Date of plan preparation, with all revision date(s)
8. _____ Relevant references to deeds and recorded plans

9. _____ Purpose statement
10. _____ True north arrow, and graphic scale (minimum of 1 inch = 100 feet)
11. _____ Names, addresses and Plat/Lot identified of abutting property owners within 200' of the subject parcel
12. _____ Plan legend depicting/explaining all symbols
13. _____ Class I survey, stamped and signed by a Professional Land Surveyor, include at least one (1) boundary Geo-reference point
14. _____ Location of existing and proposed permanent boundary markers
15. _____ Zoning District(s) of the land parcel being developed or subdivided, with zoning Boundary lines shown if there is more than one district
16. _____ District Dimensional Regulations of the subject parcel
17. _____ Density calculations based upon the exclusion of unsuitable land from the total land area and the resulting total number of units allowed by right
18. _____ 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
19. _____ Location and description of items included in the Site Analysis, Attachment 3
20. _____ Location, width, classification and names of existing public, private and paper streets within and adjacent to the subject parcel
21. _____ Location and approximate size of all existing buildings or significant above ground structures, include stone walls on the subject parcel
22. _____ Location and dimensions of all existing utilities within or adjacent to the subject parcel, include gas, electric, water/wells, sewer/OWTS and stormwater drainage facilities
23. _____ Location of any unique and/or historic features, within or adjacent to the subject parcel, include historic cemeteries and access

PROPOSED

24. _____ Conditions of Preliminary Plan approval have been satisfied/documents received
25. _____ Comprehensive Permit Supplement, Attachment 14

26. _____ Final report or comments from the applicable water authority and/or independent peer review prior to Final Plan approval that it is able to provide water service connection with adequate volume and pressure to the subject parcel
27. _____ Final report or comments from the Fire Department prior to Final Plan approval that the water service connection has adequate water volume and pressure to ensure public safety, and proposed street names have been approved
28. _____ Final report or comments from the Director of Public Works or designee prior to Final Plan approval on stormwater control design and street design
29. _____ Final report or comments from the Tiverton Wastewater District prior to Final Plan approval that they have accepted the proposed sewer project
30. _____ Written confirmation from RIDOT or final comments from the Director of Public Works prior to Final Plan approval for any connection to or construction work within a town road, state highway or other right-of-way to the subject parcel is approvable
31. _____ Written confirmation and/or permits received from all applicable federal, state or local agencies
32. _____ Proposed lot(s) with dimensions and area, include all interior lot lines, building setback lines and street lines with dimensions indicated and drawn so as to distinguish them from existing property lines
33. _____ Proposed structures and all accessory structures with dimensions or area indicated for a residential subdivision and total lot coverage
34. _____ Proposed structure(s) and other site improvements with dimensions or area indicated for a multi-family, commercial or industrial development and total lot coverage
35. _____ Final grading plan stamped by a licensed Professional Engineer at two-foot contour intervals for all on and off-site street construction and drainage facilities for individual building sites or house lots
36. _____ Final Soil Erosion and Sediment Control Plan stamped by a licensed Professional Engineer
37. _____ Final drainage plan stamped by a licensed Professional Engineer prior to Final Plan approval; include a profile, drainage calculations and the extension of existing stormwater lines and addition of on-site drainage facilities
38. _____ Final traffic plan prior to Final Plan approval; include vehicular access sites showing the dimensions and location of roads, driveways, curb cuts, radii, parking as well as other off-site traffic improvements

39. _____ Final plans, profiles and cross section of each street or street extension, prior to Final Plan approval, include typical cross sections and paved areas delineated on the appropriate plans, include all pedestrian facilities
 40. _____ Location, type and dimensions of proposed easements and rights-of-way within the Subject parcel
 41. _____ Location and dimensions/area of any land proposed to be set aside as open space or to be conveyed to the Town of Tiverton for public purposes
 42. _____ Final utilities plan stamped by a licensed Professional Engineer prior to Final Plan approval, include location of gas, electric, water/wells, sewer/OWTS, or other proposed utilities as applicable
Streetlights shall be reviewed and approved in accordance with Section 23-58(b)
- 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 Final Plan recording*
43. _____ Final Development Plan Review, Attachment 9 and Design Requirements, Article X Section 23-53 for multi-family, commercial or industrial development prior to Final Plan approval
 44. _____ Final landscaping/tree preservation and maintenance plan stamped by a Rhode Island Registered Landscape Architect prior to Final Plan approval for residential subdivisions
 45. _____ Final lighting plan prior to Final Plan approval for a residential subdivision
 46. _____ Final signage plan prior to Final Plan approval for a residential subdivision
 47. _____ “Tax Certificate” from the Tax Collector of Tiverton showing that all taxes due on the parcel being developed have been paid to date prior to Final Plan approval and there are no outstanding municipal liens of the parcel
 48. _____ Final copies of all legal documents prior to Final Plan approval; legal description of property, proposed easements and rights-of-way, dedications, restrictions or other required legal documents including but not limited to covenants or Homeowners Association, Stormwater Management Plan, Landscaping Maintenance Plan, a deed conveying open space or offer of street dedication
 49. _____ Final copies of an irrevocable offer to convey to the Town of Tiverton all public streets and/or other public improvements, accompanied by a mete and bounds description
 50. _____ Construction schedule; for phased projects, a project phasing schedule and as-built drawings for the previous phase(s) prior to Final Plan approval

This application is deemed complete for the purpose of commencing the applicable time period for action. The Administrative Officer and/or Planning Board may subsequently require correction of any information found to be in error. Submission of additional information specific in the Regulations but not required by the Administrative Officer prior to certification may be necessary to make Findings of Fact and an informed decision.

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 and with other applicable portions of the Town Code.

Signature of Applicant

Date

Print Name

Signature of Professional Land Surveyor/Engineer

Registration No.

Date

Print Name