

MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS MASTER PLAN CHECKLIST # 5

The applicant shall submit to the administrative officer at least three (3) blue-line or photocopies of master plan maps required below. The scale of all plans shall be sufficient to clearly show all of the information required and shall be subject to the approval of the administrative officer. Plans shall include a certification that all plans and improvements conform to all existing and amended standards of the State of Rhode Island and Providence Plantations, Commission of Registration for Professional Engineers and Board of Registration of Land Surveyors. At a minimum, the following information shall be provided:

1. **Master plan drawing(s).** A map or plan of the subdivision parcel showing the following information:
 1. ____ Name of the proposed subdivision
 2. ____ Name(s) and address(s) of property owner(s) and applicant(s)
 3. ____ Name, address and telephone number of person or firm preparing master plan
 4. ____ Date of plan preparation, with revision date(s) (if any)
 5. ____ Graphic scale and true north arrow
 6. ____ Plat and lot number(s) of the land being subdivided
 7. ____ Zoning district(s) of the land being subdivided. If more than one district, zoning boundary lines must be shown
 8. ____ Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines
 9. ____ Area of the subdivision parcel(s) and proposed number of buildable lots, dwellings or other proposed improvements
 10. ____ Location and dimensions of existing property lines within or adjacent to the subdivision parcel, easements and rights-of-way
 11. ____ Location, width and names of existing streets within and immediately adjacent to the subdivision parcel
 12. ____ Names of abutting property owners and property owners immediately across any adjacent streets
 13. ____ Location of wooded areas, open meadows, significant wildlife habitats, tree lines, hedgerows and/or stone walls and notation of existing ground cover

14. _____ Location of wetlands, watercourses or coastal features present on or within 200 feet of the perimeter of the subdivision parcel
15. _____ Areas of agricultural use, existing or potential (article II)
16. _____ Existing topography with minimum contour intervals of two feet
17. _____ Location and approximate size of existing buildings or significant aboveground structures on or immediately adjacent to the subdivision and proposed buildings or structures within the subdivision
18. _____ Proposals, if any, for connection with existing water supply and sanitary sewer systems or a notation that wells and ISDS are proposed
19. _____ Provisions for collecting and discharging stormwater
20. _____ Location of community landmarks, historic cemeteries, historic structures on or immediately adjacent to the subdivision parcel(s)
21. _____ Location of scenic views to, from or within the parcel(s)
22. _____ Proposed improvements including streets, lots, lot lines, with approximate lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines
23. _____ Base flood elevation data
24. _____ Location of open space and use plan

2. **Supporting materials.** The applicant shall submit to the administrative officer up to 13 copies of a narrative report providing a general description of the existing physical environment and existing use(s) of the property along with a general description of the uses and type of development proposed by the applicant. The narrative report shall include reduced copies of all plans required in No. 1 above, plus items 2-7, below:

1. _____ Filing fee: \$300.00, plus \$50.00 per acre
2. _____ An aerial photograph or a blueline copy of an existing aerial photograph of the proposed subdivision parcel and surrounding area
3. _____ A copy of the soils map of the subdivision parcel and surrounding area, and a general analysis of soil types and suitability for the development proposed. If any prime agricultural soils are within the subdivision parcel(s), the soils map shall be marked to show the location of said prime agricultural soils
4. _____ An estimate of the approximate population of the proposed subdivision
5. _____ Proposed phasing, if any

6. _____ Site analysis (see article XIII, section G.)
7. _____ A vicinity map, drawn to a scale of one inch = 400 feet or as necessary to show the area within one-half mile of the subdivision parcel showing the locations of all streets, existing lot lines, and zoning district boundaries. Schools, parks, fire stations and other significant public facilities shall be indicated on the locus map by shading and labeling the specific use.
8. _____ Initial written comments on the master plan from the following agencies (provided by the administrative officer):

Local agencies:

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| A. _____ Planning department | Date: _____ |
| B. _____ Town administrator | Date: _____ |
| C. _____ Public works | Date: _____ |
| E. _____ Building official | Date: _____ |
| G. _____ Solicitor | Date: _____ |
| H. _____ Conservation committee | Date: _____ |
| K. _____ Police department | Date: _____ |
| L. _____ Fire department | Date: _____ |
| N. _____ Other (specify) _____ | Date: _____ |

State agencies:

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| A. _____ Environmental management | Date: _____ |
| B. _____ Transportation | Date: _____ |
| C. _____ Coastal resources | Date: _____ |
| D. _____ Other (specify) _____ | Date: _____ |

Federal agencies:

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| A. _____ U.S. Army Corps Engineers | Date: _____ |
| B. _____ FEMA | Date: _____ |