

PRELIMINARY PLAT CHECKLIST #6
MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS

1. Preliminary Plat Map(s) - The applicant shall submit to the Administrative Officer at least six (6) copies of the preliminary site plans drawn to a scale of 1 inch to 40 feet. The scale may be modified with the permission of the Administrative Officer. Each sheet shall be no larger than 24 inches by 36 inches, and a sufficient number of sheets shall be included to clearly show all of the information required. Sheets shall be numbered sequentially (e.g., sheet 1 of 3, 2 of 3, etc.). 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 Commission of Registration of Land Surveyors.
 - A. All maps required by this Checklist shall show the following information (if applicable):
 1. ___ Name of the proposed subdivision, including phase number
 2. ___ Name(s) and address(s) of property owner(s) and applicant(s)
 3. ___ Name, address and telephone number of engineer, land surveyor, architect or landscape architect
 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 parcel being subdivided
 7. ___ Zoning district(s) of the parcel being subdivided. If more than one district, zoning boundary lines must be shown
 8. ___ Perimeter boundary lines of the subdivision or phase, drawn so as to distinguish them from other property lines
 9. ___ Location and dimensions of existing property lines, easements and rights-of-way within or immediately adjacent to the parcel being subdivided
 10. ___ Location, width and names of existing streets within and immediately adjacent to the parcel being subdivided
 11. ___ Names of abutting property owners and property owners immediately across any adjacent streets

B. An Existing Conditions Map(s) to show the following:

1. ___ Date of the existing conditions shown
2. ___ Area of the parcel being subdivided
3. ___ Location of wooded areas, open meadows, significant wildlife habitats, treelines, hedgerows and/or stone walls and notation of existing ground cover
4. ___ Areas of agricultural use or potential use (Article II)
5. ___ Location of scenic views to, from or within the parcel(s)
6. ___ Location of wetlands, watercourses or coastal features present on or within 200 feet of the perimeter of the subdivision parcel
7. ___ Existing topography with minimum contour intervals of two feet
8. ___ Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision
9. ___ Location and dimension of all existing utilities within and immediately adjacent to the subdivision, including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrants, utility poles, stormwater drainage facilities or other existing above or underground utilities
10. ___ Location of community landmarks, historic cemeteries, historic structures on or immediately adjacent to the subdivision parcel(s)
11. ___ Base flood elevation data
12. ___ Certification by a Registered Land Surveyor that a perimeter survey of the land being subdivided has been performed and conforms to the survey requirements of these Regulations

C. A Proposed Conditions Map(s) to show the following:

1. ___ Proposed improvements including streets, lots, lot lines, with approximate lot areas and dimensions shown. Proposed lot lines shall be drawn so as to distinguish them from existing lot lines
2. ___ Location and dimension of all proposed utilities within and immediately adjacent to the subdivision, including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrants, utility poles, street lights, stormwater drainage facilities or other proposed above or underground utilities

3. ___ Grading plan to show proposed contours at two-foot intervals for all grading proposed for on and off-site street construction, drainage facilities and upon individual lots if part of proposed subdivision improvements
4. ___ Landscape Construction plan to show all significant proposed clearing of land, removal of existing vegetation, revegetation and/or planting on street rights-of-way and upon individual lots if part of proposed subdivision improvements
5. ___ Soil erosion and sediment control plan
6. ___ Proposed street plan and profiles drawn at a scale of 1" = 40' horizontal and 1" = 4' vertical
7. ___ Street cross-sections
8. ___ Proposed street names
9. ___ Proposed sidewalks or bike paths
10. ___ Proposed street trees, if required by the Planning Commission
11. ___ Proposed drainage plan and drainage calculations prepared by a Registered Professional Engineer
12. ___ Location, dimension and area of any land proposed to be set aside as open space
13. ___ Location of proposed stump dumps
14. ___ Twenty (20) copies of the proposed subdivision plan reduced to no larger than 11" x 17"
15. ___ Proposed structures, buildings, recreational facilities

D. Supporting Materials

1. ___ Filing Fee: - \$300 plus \$50 per acre plus required mailing and advertising expenses.
2. ___ Written confirmation from the RI Department of Environmental Management pursuant to the RIDEM Rules and Regulations Governing the Enforcement of the Freshwater Wetlands Act, and any subsequent amendments thereto, that plans of the proposed subdivision, including any required off-site construction, have been reviewed and indicating that the Wetlands Act either does not apply to the proposed

site alteration or that approval has been granted for the proposed site alteration.

3. ___ Written approval of the proposed subdivision, including any required off-site construction, from the RI Coastal Resources Management Council in the form of an Assent as provided in the Rhode Island Coastal Resources Management Program, or any subsequent amendments thereto.
4. ___ Written confirmation that the Jamestown Water Department has reviewed the plan and is able to provide water service (if proposed)

Date of Letter _____

5. ___ A Physical Alteration Permit (PAP) issued by the State Department of Transportation for any connection to or construction work within a State highway or other right-of-way (if necessary)
6. ___ Preliminary Subdivision Suitability Determination by the Department of Environmental Management for the use of Onsite Wastewater Treatment Systems (OWTS) (if proposed).
7. ___ Written confirmation that the Town Engineer has reviewed plans for proposed sewer service, and indicating whether sewer service is (is not) available and will (will not) be required.
8. ___ The names and addresses of owners of all properties, agencies or communities requiring notification as required by these Regulations
9. ___ Copies of return receipts for certified mail notices (above)
10. ___ Draft copies of all legal documents describing the property, proposed easements and rights-of-way, dedications, restrictions, open space use and maintenance plan or other required legal documents

Specify _____

11. Either of the following:

- ___ a. A letter stating it is the intent of the applicant to complete the required improvements prior to the Planning Commission's endorsement of the final plat; or,
- ___ b. A letter requesting that security sufficient to cover the cost of required improvements as provided in Article VII be set by the Planning Commission

Initial amount set by Commission_____

Date_____

14. _____ Final written comments on the Preliminary Plan by the Technical Review Committee, plus the following:

(Provided by the Administrative Officer)

A. _____ Planning Department Date: _____

B. _____ Public Works Director Date: _____

D. _____ Building Official Date: _____

F. _____ Solicitor Date: _____

G. _____ Conservation Comm Date: _____

I. _____ Other (specify)_____ Date: _____
