

**E. PRELIMINARY PLAT CHECKLIST
MINOR LAND DEVELOPMENT PROJECTS AND MINOR SUBDIVISIONS
NO STREET CREATION OR EXTENSION**

The applicant shall submit to the Administrative Officer at least _____ full-sized copies of all preliminary plan maps and plans required below. Plans must be no larger than 24" x 36". 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. 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, Board of Registration for Professional Engineers and Board of Registration of Land Surveyors.

Every submission must also be accompanied by a General Application for Subdivision / Land Development, as provided in the Appendix.

- A. All maps required by this Checklist shall show the following information (if applicable):
1. _____ Name of the proposed subdivision.
 2. _____ Name and address of property owner and applicant.
 3. _____ Name, address and telephone number of engineer or land surveyor.
 4. _____ Date of plan preparation, with revision date(s) (if any).
 5. _____ Graphic scale and true north arrow.
 6. _____ Inset locus map at 1" = 2000'
 7. _____ Plat and lot number(s) of the land being subdivided.
 8. _____ Zoning district(s) of the land being subdivided. (If more than one district, zoning boundary lines must be shown.)
 9. _____ Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines.
 10. _____ Area of the subdivision parcel(s) and proposed number of buildable lots.
 11. _____ Location and dimensions of existing property lines within or forming the perimeter of the subdivision parcel(s).
 12. _____ Easements and rights-of-way within or adjacent to the subdivision parcel(s).
 13. _____ Location, width and names of existing streets within and immediately adjacent to the subdivision parcel.
 14. _____ Names of abutting property owners and property owners immediately across any adjacent streets.

B. Constraint/ Opportunity Map- This map shall clearly delineate the following natural and cultural features and provide a square foot area for each constraint listed in 1-5 below on the map.

1. _____ Location of wetlands, verified by RIDEM.
2. _____ Areas with slopes in excess of 20%.
3. _____ Land Unsuitable for Development, as defined in the Zoning Ordinance
4. _____ Indication of soils on the subdivision parcel and surrounding area, and 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. See Section 10-10.5
5. _____ Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision.
6. _____ Existing natural features, significant trees, rock outcrops, viewsheds (e.g. views across open fields), significant geological features, or other natural features on or immediately adjacent to the parcel being developed
7. _____ Existing contours at intervals of five feet.
8. _____ 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, storm water drainage facilities or other above or underground utilities.
9. _____ Location of any significant or unique historic features, including cemeteries or stone walls.
10. _____ Notation on plan if the subdivision parcel(s) are located within any of the following areas:
_____ Natural Heritage Areas (RIDEM)
_____ Aquifer Overlay District (Town)

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

1. _____ Proposed lots, lot lines, with approximate lot areas and dimensions. Proposed lot lines shall be drawn so as to distinguish them from existing property lines.

2. _____ Grading plan in sufficient detail to show proposed contours for all grading proposed for on site construction of drainage facilities and grading upon individual lots if part of proposed subdivision improvements (if applicable).
3. _____ Proposed utilities plan, including sewer, water, gas, electric, phone, cable TV, fire alarm, hydrants, utility poles, or other proposed above or underground utilities, as applicable.
4. _____ Location, dimension and area of any land proposed to be dedicated to the Town for use as open space, conservation or recreation.
5. _____ Base flood elevation data.
6. _____ 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.

D. Supporting Materials

1. _____ Administrative (Filing) Fee
2. _____ Project Review Fee (if applicable)
3. _____ Completed Property Liability Verification
4. _____ Site Context Map. See Section 10-10.5
5. _____ Written confirmation that the appropriate water company / district has reviewed the plan and is able to provide water service (if proposed).
Date of Letter _____
6. _____ Written confirmation that the Sewer Commission has reviewed plans for proposed sewer service, and indicating whether sewer service is (is not) available and will (will not) be required.
7. _____ If Individual Sewage Disposal Systems are proposed, confirmation from the State Department of Environmental Management that the soils are adequate for the use of ISDS. Either of the following:

_____ Preliminary Subdivision Suitability Report No. _____
(3-5 lots)

_____ Water Table Verification/ Soil Evaluation No. _____
(2 lots)