

**D. PRELIMINARY PLAT CHECKLIST
MINOR LAND DEVELOPMENT PROJECTS AND MINOR SUBDIVISIONS
WITH PUBLIC IMPROVEMENTS**

Preliminary Plat Map(s)- The applicant shall submit to the Administrative Officer at least ten (10) copies of the preliminary site plans drawn to a scale of 1 inch to 40 feet. The scale and number of plans may be modified with the permission of the Administrative Officer. Each sheet shall be no larger than 24"x36" 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.). All plan sheets and related documents must be provided in portable document format (PDF) files as well. Plans shall include a certification that all plans and improvements conform to Class I standards of the State of Rhode Island and Providence Plantations, Board of Registration for Professional Engineers and Board of Registration of Land Surveyors.

The following information shall be presented in the form of a written narrative report, supplemented as necessary with drawings, sketches or plans to convey intent. The narrative report shall include reduced sets of all drawings and plans required below on maximum 11" x 17" sheets. Initially, the applicant shall submit to the Administrative Officer at least ten (10) blue-line or photocopies of preliminary plan maps required below. The number of reduced copies of the plans and narrative report shall be determined by the Administrative Officer, based upon the required distribution to the Planning Board, and other agencies listed in Supporting Materials, below.

Every submission must also be accompanied by an Application for Approval of a Minor Land Development Project or Minor Subdivision, as contained in Appendix B.

At a minimum, required information includes the following:

1. Site Base Map (see below).
2. Existing Resources and Site Analysis Map. See Section 4-1 (O).
3. Site Context Map. See Section 4-1(F).
4. Sketch Plan Overlay Sheet. See Section 4-1 (E).*
5. Conventional Yield plan. See Section 4-1 (H).*
- *Required for Conservation Developments only
6. Proposed Conditions map (Conventional Subdivisions only).

BASE MAP

All Preliminary Plan Drawing(s) required by this Checklist shall show the following information (if applicable):

1. ___ Name and location of the proposed subdivision
2. ___ Name and address of property owner and applicant
3. ___ Name, address and telephone number of engineer and/or land surveyor
4. ___ Date of plan preparation, with revision date(s) (if any)
5. ___ Graphic scale and true north arrow. Legend to explain any graphic representations or symbols on the plan.

6. ___ Inset locus map at 1"=2000' exact or approximate scale so labeled.
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, in heavy shaded line, drawn so as to distinguish them from other property lines.
10. ___ Area of the subdivision parcel(s) in square feet 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.

EXISTING RESOURCES AND SITE ANALYSIS MAP

The information required in Section 4-1(O) shall be shown on the Existing Resources and Site Analysis Map(s), and shall be subject to the approval of the Administrative Officer. This information may be based on the information provided at the Pre-application stage of review (Checklist C), with updates as required.

A. Topography and Slopes

15. ___ Existing contours at intervals of two or five feet elevation relative to sea level.
16. ___ Slope map, with slopes grouped according to three categories based on development suitability: <15%, 15-25%, and over 25%. Steeper slopes should be shown in progressively darker colors or shades of gray.

B. Natural Resource Inventory

17. ___ Location of land unsuitable for development as defined in the Zoning Ordinance, including wetlands, ponds, streams, ditches, drains, special aquatic sites, vernal pools. All wetland locations shall be verified by RIDEM
18. ___ Vegetative cover on the property, indicating any unfragmented forest tracts
19. ___ Soils map, indicating any prime farmland soils, and any land in active agricultural use
20. ___ Geologic formations
21. ___ Ridge lines of existing hills
22. ___ Wellhead protection areas for public or community drinking water wells
23. ___ Groundwater Aquifer Overlay District (Town)
24. ___ 100-year floodplains as shown on federal flood protection maps
25. ___ State, regional, or community greenways and greenspace priorities
26. ___ State-designated Natural Heritage Sites (RIDEM)

C. Cultural Resource Inventory

27. ___ Approximate location of man-made features such as roads, structures, outbuildings, roads or trails, and other such features on the parcel
28. ___ Historically significant sites or structures
29. ___ State or locally-designated historic sites, districts, cemeteries or landscapes
30. ___ Location of any stone walls within or forming the perimeter of the site
31. ___ Archaeological sites
32. ___ Scenic road corridors and state-designated scenic areas
33. ___ Viewshed analysis

D. Recreational Resource Inventory

- 34. ___ Existing hiking, biking, and bridle trails within and adjacent to site
- 35. ___ Boat launches, lake and stream access points, beaches and water trails
- 36. ___ Existing play fields and playgrounds on or adjacent to the site

E. Utilities and Infrastructure

- 37. ___ Size and approximate location of public or private water lines
- 38. ___ Size and approximate location of public or private sewer lines
- 39. ___ Gas service
- 40. ___ Electrical service
- 41. ___ Telephone, cable, and other communication services
- 42. ___ Width and surfacing material of existing road(s) at access points
- 43. ___ Existing drainage and drainage structures, such as culverts and pipes, etc.

SITES CONTEXT MAP

The Contextual Analysis process is described in detail in Section 4-1 (F) and in the design process Section 4-1 (D), Step 2 of these Regulations. This information may be based on the information provided at the Pre-application stage of review, if a conservation development (Checklist C), with updates as required.

- 44. ___ Site Context Map

SKETCH PLAN OVERLAY SHEET (Conservation Developments)

The applicant shall present initial proposals for development, using a conceptual sketch plan(s) for development. This information may be based on the information provided at the Informal Concept Review stage (Checklist B), with updates as requires.

CONVENTIONAL YIELD PLAN (Conservation Developments)

An updated Conventional Yield Plan, as discussed at the Informal Concept stage of review shall be presented for further review by the Planning Board, if required.

- 50. ___ Conventional Yield Plan, if modified from Pre-application review

PROPOSED CONDITIONS MAP(S) (Conventional Subdivisions)

For conventional subdivisions, the applicant shall submit the following information in lieu of a Sketch Plan Overlay Sheet and Conventional Yield Plan:

- 1. ___ Proposed improvement 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.
- 2. ___ Grading plan in sufficient detail to show proposed contours for all grading proposed for onsite 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, hydrant, 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 all interior and perimeter lot lines and street lines of the land being subdivided have been designed to conform to Class 1 survey requirement and are certified as being correct.
7. ___ Rectangular box showing zoning district(s), dimensional requirements for each district, and the minimum dimensions actually provided.