



Town of Scituate

PLAN COMMISSION

195 DANIELSON PIKE

NORTH SCITUATE, RHODE ISLAND 02857

MAJOR LAND DEVELOPMENT PRE-APPLICATION CHECKLIST

The pre-application submission shall encompass the entire tract of land in contiguous ownership by the developer/owner and shall consist of the following:

(a) Pre-application sketch.

- At least four (4) copies of the sketch plat which shall include:
 - Name & type of development
 - Graphic scale (approximately 1 inch equals one hundred (100) feet)
 - North arrow
 - Date
 - Property owner's name, address and phone number
 - Name, address, phone and stamp of registered engineer or land surveyor responsible for the proposed design
 - Approximate location of boundary lines, easements and rights-of-way
 - Approximate location of wooded areas, rock outcroppings, and other natural areas, streams, springs, wetlands and so-on
 - Approximate location of historic areas, cemeteries, foundations, wells, cisterns, etc.
 - Approximate location and names of all existing streets or other public ways within or immediately adjacent to the tract
 - Approximate location and sizes of existing sewers, water mains, culverts and other underground structures within the tract and immediately adjacent thereto
 - Approximate topography (five-foot contours maximum)
 - Approximate location and widths of proposed streets (public or private), driveways
 - Proposals, if any, for connection with existing water supply, sewerage collection system and provisions for collecting and discharging surface water drainage
 - Location, dimensions and areas of all proposed (if any) or existing lots within entire tract

Approximate location and areas of all land proposed to be set aside for open (if any) space, recreational or school, or land which is undevelopable due to soil and water constraints

Approximate location and elevation of 100-year flood plain

Determination as to the property being within Watershed, or proximity to

(b) An aerial photograph marked to indicate the boundary of the land intended for development at this time plus the boundary of the balance of the tract in the developers ownership or control.

(c) A copy of the tax assessor's plat marked to indicate the boundary of the land to be developed.

(d) A proposed time schedule, if the development is to proceed in stages, together with an indication of the areas to be contained in each stage.

(e) Two (2) copies of a soils map, at the same scale as the sketch plan showing the boundaries of land intended for development and descriptions of the soil types as defined by the U.S.D.A. Soils Conservation Service.

(f) A filing fee of \$200.00 lot in the form of a check, payable to the Town of Scituate shall be submitted with each preapplication submission.

September 2016