



# Town of Scituate

PLAN COMMISSION  
195 DANIELSON PIKE  
NORTH SCITUATE, RHODE-ISLAND 02857

## MAJOR SUBDIVISION PRELIMINARY CHECKLIST

(a) *Required plans; 4 - full size copies and 10 - 1/2 size copies*

(1) The first page shall contain a sketch plan of the full development and a location map and shall contain:

- Contours at five-foot intervals
- Entire tract with proposed streets
- Location map at one inch equals one thousand (1,000) feet

(2) The second page(s) shall consist of the preliminary plat which are the detail plans showing every lot and shall contain:

- Name of subdivision
- Name, address and telephone of owner(s)
- Name, address and telephone of owner(s) representative / applicant
- Name, address and telephone of engineer and surveyor and seal
- Date
- North arrow
- Scale
- Acreage of total parcel
- Number of lots
- Zoning classification and dimensional requirements
- Existing and proposed contours (two-foot contours)
- Bench marks (tied into the R.I. Coordinate System where possible)
- Subdivision boundary line and proximity to Scituate Reservoir Watershed
- Existing railroads, cemeteries, street rights-of-way, utilities, easements, buildings and lot lines
- Test holes / soil evaluations
- Proposed location of street rights-of-way and names
- Proposed location of easements, utilities, lot lines, street trees, sidewalks, setback lines and curb lines
- Approximate proposed dimensions showing all lengths, lot areas, curve data including radii, length of arcs
- Proposed location and size of water lines, storm sewers and sanitary sewers
- Proposed land dedication to the town or fees in lieu of land
- Monument location - proposed
- Proposed linear footage of streets and total cubic yards of cut/fill
- Location of any lakes, ponds, watercourses or other wetland areas and proposed drainage pattern
- Location and elevation of 100-year flood hazard

- Location of rock outcrop, wooded areas, existing structures, embankment or retaining walls and other significant physical features which may have an effect on the development of land
  - Proposed erosion control measures
- 

(3) The third page(s) shall consist of the plan, profile and cross-section of streets and contain:

- Existing street ties
- Proposed water location
- Proposed storm sewer location
- Proposed sanitary sewer, if available
- Cross-sections every fifty (50) feet where cut or fill exceeds two (2) feet
- Proposed street and regulatory signs

(4) The fourth page(s) shall consist of construction details and notes and contain:

- Copies of applicable town or R.I.D.O.T. construction details
- Water and sewer details (if applicable)
- Erosion control details and notes
- Details of storm water treatment and/or mitigations structures
- Details of any special structures
- Detail of fire storage tank

(b) *Additional information.*

- List of abutting owners within 300 feet of the subject parcel(s)
- Filing fee (\$500.00 plus \$100.00 per lot plus \$6.50 per abutter)
- D.E.M. subdivision suitability or OWTS design approval
- D.E.M. wetlands approval or RIPDES
- Kent County water availability
- Tax collector certificate for five-year period
- Drainage calculations for development (2 copies)
- D.O.T. approval for access to state highway where applicable
- Engineering analysis of water supply to establish: That there will be no decrease in water pressure or supply to surrounding property owners and that there will be adequate water supply and pressure to each new house in accordance with the RI State building code
- Engineering analysis of drainage system
- Deed restrictions (if any)
- Proposal for perpetual care of cemeteries on the lot
- Approval/review from the director of public works

SEPTEMBER 2016