

Application # _____

Town of Gloucester
Town Hall, 1145 Putnam Pike
Chepachet, Rhode Island 02814

Preliminary Plan Application for
Minor Subdivision

This application form and all other required materials must be completed in full prior to being submitted to the Administrative Officer for review. The application and accompanying materials shall be certified as complete or incomplete within 25 days after the submission date. Please refer to the attached checklist for additional materials required for submission with the application. Application Fees: 1-3 lots with no public improvements \$100 + \$20 per lot; All other Minor Subdivisions \$200 + \$20 per lot.

Date: _____

Applicant(s) Name _____

Address _____ Phone Number _____

Owner(s) Name (1) _____ Phone Number _____

(2) _____

Mailing Address (1) _____

(2) _____

Assessors Map # _____ Existing lot (s) # _____

Location of Parcel(s) (Street, pole number, address) _____

Total Area of parcel(s) to be subdivided _____

Zoning District(s) of the parcel(s) _____

Total number of lots in the proposed subdivision plan _____

I/We, the undersigned, do hereby certify that I/We are the only owner(s) of record of the property being subdivided under this application. In addition, I/We do hereby swear that all information given above and otherwise submitted, is to the best of my/our knowledge, accurate and complete. Additionally, I/We, the undersigned, accept full responsibility for the accuracy and completeness of the required information pursuant to the Land Development and Subdivision Regulations and the attached checklist. All owners of record must sign the application.

Applicants Signature (if different from owner) _____ Date _____

Signature of Owner(s) (1) _____ Date _____

(2) _____ Date _____

Owner's Agent/ Attorney _____ Date _____

Surveyor _____ Date _____

OFFICE USE ONLY:

Date of receipt _____ Received by _____

Date certified complete _____ Certified by _____

Fee acceptance date _____ Amount _____ Accepted by _____

Technical Review Committee Action: Date _____

APPROVE _____ REJECT _____ REFERRED to Planning Board _____

SUBDIVISION OF LAND

300 Attachment 4

Town of Gloucester

Checklist D: Preliminary Plat Checklist for Minor Land Development Projects and Minor Subdivisions/Minor Conservation Developments (No Street Creation or Extension)

The applicant shall submit to the administrative officer at least 10 blue line or photocopies of the preliminary site plans drawn to a scale between one inch equals 50 feet and one inch equals 100 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.).

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 preparing the plans.
4. _____ Date of plan preparation, with revision date(s) (if any).
5. _____ Graphic scale and North arrow.
6. _____ Inset locus map at 1" = 2,000'.
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 or dwelling units.
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 immediately adjacent to the subdivision parcel(s).
13. _____ Location, width and names of existing streets within and immediately adjacent to the subdivision parcel.

GLOCESTER CODE

14. _____ Names of abutting property owners and property owners immediately across any adjacent streets.
15. _____ Location of wooded areas and notation of existing ground cover.
16. _____ Location of land unsuitable for development within or immediately adjacent to the subdivision parcel. All wetland locations shall be verified by RIDEM.
17. _____ Areas of agricultural use.
18. _____ Existing contours at intervals of a minimum of five feet.
19. _____ Location and approximate size of existing buildings or significant above-ground structures on or immediately adjacent to the subdivision.
20. _____ 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 above or underground utilities.
21. _____ Location of historic cemeteries within or immediately adjacent to the subdivision parcel(s) (if any).
22. _____ Location of any unique natural and/or historic features, including stone walls.
23. _____ Notation on plan if the subdivision parcel(s) are located within any natural heritage areas (RIDEM).
24. _____ Delineation of base flood elevation (where applicable).

B. Proposed conditions map(s) to show the following:

1. _____ Proposed improvements, 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 on-site construction of streets and drainage facilities and grading upon individual lots if part of proposed subdivision improvements (if applicable).
3. _____ Proposed landscaping plan, prepared by a landscape architect registered in the State of Rhode Island (if required).
4. _____ 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.

SUBDIVISION OF LAND

5. _____ Location, dimension and area of any land proposed to be dedicated for use as open space.
6. _____ Building envelope for each lot.
7. _____ Monument locations.
8. _____ Location of water table test holes.
9. _____ 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 the survey requirements of these Regulations and are certified as being correct.
10. _____ Delineation of land suitable for development and area calculation of minimum lot area as provided in § 350-58 of the Zoning Ordinance.

C. Supporting materials.

1. _____ Administrative (filing) fee. See § 300-37A.
2. _____ Project review fee (if applicable).
3. _____ Site context map. See § 300-35G.
4. _____ Soils map of the area. If any prime agricultural soils are within the subdivision parcel(s), the soils map shall be marked to show location of said prime agricultural soils.
5. _____ Notice affidavit/acknowledgement of costs.
6. _____ 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 to 5 lots)

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