

## CRANSTON, RHODE ISLAND DEVELOPMENT PLAN REVIEW SUBMISSION CHECK LIST

PROJECT DATA		
	Project Name:	
	Address:	
	Assessor's plat(s):	Lot(s):
	Owner(s)/Applicant :	
	Engineer:	
	✓	<b>DEPARTMENT COMMENTS</b>
SUBMISSION REQUIREMENTS		
	6 copies of the Application including plans.	
	1 electronic copy of the Application including all plans and documents submitted.	
	Filing fee of \$500 plus \$20 per acre for each full acre in the Development.	
	Identification of all permits required from state or federal agencies prior to commencement of construction.	
	Municipal lien certificate showing that all taxes are current.	
	List of the owners of all land within 200' of the perimeter of the parcel that is being reviewed.	
	Set of stamped envelopes addressed to the abutters in the order which they appear on said list.	
PLAN REQUIREMENTS		
	Locus map referencing the Development to the surrounding area, streets and zoning district boundaries w/in 500'.	
	Name of the Development, north arrow, scale, assessor's plat and lot number, bench mark and datum, the dates of plans and revisions and signature blocks on all plans to be endorsed.	
	Name and address of the owner of record, applicant and professionals preparing the plan.	
	Assessor's plat and lot number and names of all owners of land abutting the Development.	
	Zoning district boundaries and all the data necessary to show compliance with Zoning.	
	Parcel area and boundaries; existing/proposed streets, lot lines, easements and public areas.	
	Distances to the nearest street intersections and fire hydrants measured along the ROW lines.	
	Existing/proposed grading at 2' contours where slopes are less than 15% and at 5' contours where slopes are 15% or more. Elevations shall be referenced to the City's datum.	
	Environmental features including soils, rock outcroppings, wooded areas, trees 8" caliper and above, watercourses, water bodies, wetlands, floodplains [showing base flood elevation].	
	Location, dimensions, GFA, floor plans and heights of existing/proposed buildings, equipment and other structures such as walls, fences, culverts and bridges. Buildings and structures to be removed shall be indicated by dashed lines.	

		✓	DEPARTMENT COMMENTS
<b>PLAN REQUIREMENTS CONT.</b>	Location of existing/proposed utilities including sewers, water, gas and electricity with pipe sizes, elevations, slopes and directions of flow.		
	Location, type and density of land uses that will be in the Development.		
	Renderings as needed to illustrate the visual impact on abutting properties.		
	Signage including location, size, design and illumination.		
	Exterior lighting including type, location, intensity, shielding and times of operation.		
	Landscape Plan including landscape materials, paving, lighting and street furniture. Said plan shall indicate the location, type and size of plantings at the time of planting and at maturity.		
	Site circulation showing access to and egress from the Development; size and location of driveways and curb cuts; parking, loading and outdoor storage areas; dumpsters and any off-site traffic improvements necessary to ensure public safety.		
	Profile and cross-section of proposed streets and sidewalks showing utilities.		
<b>DRAINAGE PLAN/REPORT</b>	A drainage plan/report demonstrating that the development's stormwater management system will meet the standards set by the Rhode Island Stormwater Design and Installation Standards Manual as most recently amended. At a minimum said plan/report shall show the following:		
	Changes in land use and the routes that storm water will flow through the Development,		
	Existing/proposed drainage structures, basins and channels. [Drainage structures shall comply with City specification and shall be approved by the City Engineer.]		
	Drainage calculations demonstrating that the peak rates of storm water runoff leaving the post-development parcel will not exceed the pre-development conditions for the 2-year, 10-year, 25-year and 100-year storm events. Said calculations shall be based on the rational method, SCS TR55 or other method approved by the City Engineer. <ol style="list-style-type: none"> <li>1. The drainage system shall be designed to accommodate the 25 year storm event.</li> <li>2. Retention or detention basins shall be designed to accommodate a 100 year storm event.</li> </ol>		
	A drainage plan showing tributary and downstream areas affected by run-off, soil types and surficial cover characteristics for both pre- and post- development conditions.		
	Design calculations to determine the size of all pipes, culverts and basins. Sizing of the piping system shall be based on the Rational Method.		
	Results of percolation tests performed for any proposed retention/detention basin in order to determine the suitability of the subsurface conditions to accommodate said basin.		
	A maintenance plan which shall: <ol style="list-style-type: none"> <li>1. identify all of the Control Measures that will be inspected and maintained;</li> <li>2. provide an inspection schedule for each Control Measure;</li> <li>3. list typical maintenance procedures for each Control Measure;</li> <li>4. describe steps to take if additional repair is required;</li> <li>5. provide forms and instructions for record keeping and notification to the City;</li> <li>6. list the names and personnel assigned to each task and the training needed to be able to do the job.</li> </ol>		

		✓	DEPARTMENT COMMENTS
<b>SUPPORTING DOCUMENTATION</b>	Impact assessment.		
	Traffic impact study.		
	Easements, Deed Restrictions, Covenants		
	Maintenance plan.		
	Monitoring plan.		
<b>LANDSCAPE REQUIREMENTS</b>	15% of a Development's parcel shall be landscaped		
	One street tree shall be planted for every 35' of frontage.		
	A year-round buffer a minimum of 8' in height.		
	Landscaped strips <ul style="list-style-type: none"> <li>• Minimum 10' wide landscaped strip along property lines parallel to a street where parking or circulation areas abuts said street.</li> <li>• Minimum 5' landscape strip along side and rear property lines where parking and circulation areas are adjacent to abutting properties.</li> <li>• Where a residential use abuts non-residential use, a 25' wide buffer strip may be required.</li> </ul>		
	Minimum of 10 SF of landscaped area shall be provided within a parking area for each parking space in said area.		
	20% of a parking area shall be shaded by deciduous trees that shall have a crown [canopy] of 30' at maturity surrounded by at least 100 SF of unpaved area.		
	Each row of parking spaces shall be terminated by a landscaped island not less than 6' wide and 12' long.		
	Continuous landscaped island not less than 8' wide shall be provided between every 4 rows of parking spaces.		