



Town of Foster Planning Department

Application for a Commercial Site Plan Review

Filing Fee: \$100.00

Stenographer Fee: As needed, to be paid before the Formal Hearing

Name of Development _____

Name & Address of Owner(s) _____

(Include principals in _____

Corporation) _____

(telephone numbers)

Authorized Representative _____

Registered Engineer, Architect, or Surveyor _____

(Name)

(Address)

(Town, city, zip) (Telephone number)

Existing Plat Number _____ Lot Number _____

Location of Premises: Pole or Number _____ Road _____

Area of Development: (acres or square feet) _____

Length & Area of roads or driveways _____

Parking requirements _____

Floor Space (square feet) _____

Estimated building costs _____

Current zoning of lot _____

Signature of Applicant _____ Date _____

Signature of Owner _____ Date _____

A. Site Plan Requirements

The applicant shall submit to the Administrative Officer one (1) black line copy at 24" x 36" sheet size and ten (10) 11" x 17" sets, prepared by a registered professional, in hard copy and electronic format.

Applicants shall be responsible for the cost of any independent engineering review deemed necessary by the Planning Department and/or the Planning Board.

1. ☐ Name of proposed development and names and address of the developer and property owners, name of the registered architect or engineer designing the plan and associated stamp of registration.
2. ☐ Sheet size
3. ☐ Locus map at a scale of one inch (1") equals 1,000 feet.
3. ☐ Date, north arrow, graphic scale, contours at two foot (2") intervals and where slopes are three percent (3%) or less at one foot (1') contour intervals.
4. ☐ Zoning boundaries shall be shown on the site plan as they affect the parcel. Adjacent zone districts within four hundred feet also shall be indicated. Such features shall be shown on a separate map or as a keep map on the detail map itself, abutting property owners within 400 feet and lot and plat numbers should also be marked.
5. ☐ Location and general exterior dimensions of existing structures and signs.
6. ☐ Existing and proposed sewers, water mains, culverts and other underground appurtenances within and adjacent to the lot or tract, pipe sizes, grades, manholes and locations.
7. ☐ Distance on all sides between buildings and property lines as measured on the site. If such distances are within 50 feet of the required setback, that property line must be verified via Class I Boundary Survey.
8. ☐ Building use including number of employees and/or number of units; e.g., beds, offices, and/or employees.
9. ☐ Location, arrangement and dimensions of automobile parking spaces, width of aisles, width of bays, angle of parking.
10. ☐ Location, arrangement and dimensions of off-street loading spaces.
11. ☐ Location and dimensions of vehicular drives, entrances, exits, acceleration and deceleration lanes; location and dimension of pedestrian entrances, exits, walks and walkways.

12. ☐ Location, widths and names of all existing or prior platted roads, railroad and utility rights-of-way, parks and other public open spaces, permanent buildings, and structures, houses or permanent easements, and section and municipal boundary lines, within four hundred feet (400') of the development.
- 1) Location of existing rock outcrops, general soil types, high points, vistas, watercourses, depressions, ponds,, marshes, wetlands, wooded areas and stands of major trees (twelve-inch caliper or over), flood plain designations as shown on the Flood Insurance Rate Maps for the town, and other significant existing features including previous flood elevations of watercourses, pond and marsh areas as determined by survey.
 - 2) If any area falls within a flood zone other than Zone X as delineated on the Flood Insurance Rate Maps, the area will be shown and base elevations (if known) shown.
13. ☐ Method of solid waste disposal and screening of refuse areas.
14. ☐ Location, type, intensity of illumination and height of all outdoor lighting fixtures, including sketches as appropriate to indicate the visual impact on the surrounding area and the general character of the community in order to eliminate sky glare and glare onto adjoining properties.
15. ☐ Location, design, and exterior dimensions of proposed principal and accessory buildings and signs.
16. ☐ Finished grades, slopes, banks and ditches.
17. ☐ Landscaping retained and created showing botanical name, location and approximate size of plantings and screen plantings.
18. ☐ Location, height and materials of walls and fences.
19. ☐ An architectural rendering of plans or building elevations indicating exterior building design.
20. ☐ The total ground coverage by structures and impervious surfaces (parking areas, etc.) shall be identified and measured.
21. ☐ The stages, if any, to be followed in the construction of the development, if it is to be developed in sections.
22. ☐ Accompanying information shall include:
- 1) Soil Erosion and Storm water Runoff Control Plans in accordance with Foster's Erosion and Sediment Control Ordinance.
 - 2) A report by the RI Department of Environmental Management as to the suitability of the soil and design of individual sewerage disposal.

The location of the ground water table in the vicinity of any proposed septic field.

3) Location and extent of any wetlands and approval of State agencies for alteration of, or construction within, wetland areas, determination of special flood hazard requirements.

4) Summary of existing and proposed easements, restrictions and covenants placed on the property.

*****For Planning Department Use*****

Other Regulatory Agencies

Department of Environmental Management - ISDS	
Department of Environmental Management - Wetlands	
Department of Transportation	- Curb Cut/Pap Traffic Surveys
SCS	- Soil Erosion/Storm Water/Runoff TR-55/Rational Method
FEMA	- Flood hazards
DOH	- Wells
Town curb cuts	

Date Received by Planning Department	_____
Review Fee	_____
Review by Planning Board	_____
Hearing Date	_____
Site Plan Approval	_____
Notification to Zoning Officer	_____
Notification to Conservation Commission	_____

**** Upon Final Approval the plans must be submitted electronically at time of recording.**