

LAND DEVELOPMENT AND SUBDIVISION REGULATIONS

200 Attachment 3

Town of Barrington

Attachment 3

**Preliminary Plat Checklist for Minor Subdivisions
[Amended 4-3-2012]**

**Twelve (12) copies of all items for TRC, Department Review
Twelve (12) copies of all items for Planning Board (after TRC Review)**

Preliminary plans of the subject parcel showing the following information:

1. ___ A general location map showing the relationship of the parcel to the area within a half-mile radius
2. ___ Name of the proposed subdivision
3. ___ Name and address of property owner and applicant
4. ___ Name, address and telephone number of engineer and/or land surveyor
5. ___ Date of plan preparation, with revision date(s)
6. ___ Graphic scale (1 inch = 40 feet) and true North arrow
7. ___ Plat and lot number(s) of the land being subdivided
8. ___ Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines, and total area of the subject parcel, with a certification (stamp) of a registered land surveyor
9. ___ Location and dimensions of existing property lines, easements and rights-of-way within or adjacent to the subject parcel
10. ___ Zoning district(s) of the land being subdivided, with zoning boundary lines shown if there is more than one (1) district
11. ___ Location, width and names of existing streets within and immediately adjacent to the subject parcel
12. ___ Names of abutting property owners and property owners immediately across any streets adjacent to the subject parcel
13. ___ Location and approximate size of existing buildings or significant aboveground structures on the subject parcel

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14. _____ Location and dimensions of all existing utilities within or immediately adjacent to the subject parcel, including gas, electric, water, sewer and stormwater drainage facilities
15. _____ Location of flagged wetland boundaries, watercourses or coastal features within the subject parcel or within two hundred (200) feet of the perimeter of the parcel; if there are no such wetlands or coastal features, an affidavit signed by a qualified professional (wetlands biologist, registered engineer) stating that this is the case
16. _____ Existing contours at intervals of one (1) foot
17. _____ Base flood elevation data
18. _____ Location of wooded areas, individual trees over twelve (12) inches in caliper and areas of agricultural use
19. _____ Location of any unique and/or historic features, including stone walls and historic cemeteries, within or immediately adjacent to the subject parcel
20. _____ Proposed number of building lots and dwellings, and areas, building setback lines and dimensions of proposed lots, with proposed lot lines drawn so as to distinguish them from existing property lines
21. _____ Location, dimensions and area of any land proposed to be set aside as open space or to be conveyed to the Town of Barrington for public purposes
22. _____ Locations of existing and proposed permanent bounds
23. _____ Location and dimensions of proposed easements and rights-of-way within the subject parcel
24. _____ Proposed streets or street extensions and dimensions
25. _____ Locations of proposed street trees, or planting plan
26. _____ Grading plan in sufficient detail to show proposed contours for all grading proposed for on- and off-site street construction, drainage facilities and individual house lots; plan shall indicate limits of disturbance
27. _____ Proposed drainage plan, including the extension of existing stormwater lines and the addition of on-site drainage facilities
28. _____ Proposed utilities plan, including the extension of gas, electric, water and sewer, or other proposed above or underground utilities as applicable

Plans shall be submitted as follows: two (2) full-size (36X24), ten (10) reduced (11X17) copies (unless otherwise required by Administrative Officer)

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Supplementary information:

1. If a street extension or creation is proposed, the names and addresses of all abutting property owners, and the names and addresses of all other property owners within two hundred (200) feet, listed separately
2. Determination if the proposed subdivision lies within the Barrington wellhead area, aquifer or aquifer recharge area as currently mapped

yes no
3. Determination if the proposed subdivision lies within the Wetlands Overlay District as described in Article XXV of the Barrington Zoning Ordinance

yes no
4. Soils map of the area, with the locations of any prime agricultural and/or hydric soils within the subject parcel indicated on the soils map
5. Drainage calculations supplementing the proposed drainage plan prepared by a registered professional engineer
6. Written confirmation from the Director of the Department of Public Works that he or his designee has reviewed the preliminary plans for proposed sewer connections and stormwater control
7. Written confirmation from the Bristol County Water Authority that it is able to provide water service connection to the subject parcel
8. Proposed deed restrictions or protective covenants
9. Either of the following:

 A letter to the Planning Board indicating the developer's intent to complete the required improvements prior to endorsement and recording; or

 A letter to the Planning Board requesting that security sufficient to cover the cost of required improvements be established by the Board
10. Digital copy of final approved plan (CAD and pdf) provided on CD-ROM

 Current filing fee