

LAND DEVELOPMENT AND SUBDIVISION REGULATIONS

200 Attachment 4

Town of Barrington

Attachment 4

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

Twelve (12) copies of all items for Planning Board (if applicable)

Final 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 (Class 1 survey)
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 of verified wetland boundaries, watercourses or coastal features within the subject parcel or within two hundred (200) feet of the perimeter of the parcel
15. ____ Locations of existing land uses, historic features and other site conditions as required by the Planning Board as a condition of preliminary approval
16. ____ Location and number of all proposed lots, with accurate areas indicated
17. ____ Location of all interior lot lines, building setback lines and street lines with accurate dimensions indicated
18. ____ Location of any land proposed to be set aside as open space or to be conveyed to the Town of Barrington for public purposes with accurate areas and dimensions indicated
19. ____ Location and notation of type of existing or proposed easements and rights-of-way with accurate areas and dimensions indicated
20. ____ Locations of existing and proposed permanent bounds
21. ____ Final plans, profiles and cross section of each street or street extension, at a scale of 1 inch = 40 feet horizontal, and 1 inch = 4 feet vertical
22. ____ Final street tree or planting plan
23. ____ Final grading plan stamped by a registered professional engineer
24. ____ Final drainage plan stamped by a registered professional engineer
25. ____ Final utilities plan stamped by a registered professional engineer

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

Supplementary information (as applicable):

1. ____ Notation of special conditions of approval imposed by the Planning Board
2. ____ Written confirmation from the Director of the Department of Public Works that he or his designee has approved the final plans for proposed sewer connections and stormwater control
3. ____ Written confirmation from the Barrington Conservation Commission that plans of the proposed development provide sufficient measures to protect groundwater quality, if the subject parcel lies within the Barrington wellhead area, aquifer or aquifer recharge area

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- 4. _____ Written confirmation from the Rhode Island Department of Environmental Management Wetlands Section that plans of the proposed development, including any required off-site construction, have been reviewed and approval has been granted for the proposed site alteration, if wetlands exist on the subject parcel

- 5. _____ Written approval from the Rhode Island Coastal Resources Management Council of the proposed development, including any required off-site construction, in the form of an assent as provided under the Rhode Island Coastal Resources Management Program, if the subject parcel has coastal shoreline

- 6. _____ A Physical Alteration Permit (PAP) issued by the Rhode Island Department of Transportation for any connection to or construction work within a state highway or other right-of-way

- 7. _____ Two (2) original signed copies of all legal documents describing the property, including proposed easements and rights-of-way, dedications, restrictions or other required legal documents

Specify: _____

- 8. _____ Two (2) signed copies of an irrevocable offer to convey to the Town of Barrington all public streets and/or other public improvements, accompanied by a metes and bounds description of said areas

- 9. _____ Deed(s) transferring land proposed for dedication to the Town of Barrington or other group or agency for open space purposes

- 10. _____ Certificate of the Tax Collector showing that all taxes due on the parcel being developed have been paid for a period of five (5) years prior to filing of the final plat and that there are no outstanding municipal liens on the parcel

- 11. _____ Digital copy of final approved plan (CAD and pdf) provided on CD-ROM

- _____ Current filing fee

Other required fees:

- 1. _____ Final plat recording fee: amount _____

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2. _____ Performance bond or other financial guaranties
- Initial amount _____
- Description _____

- Date set by Planning Board _____
3. _____ Maintenance bond for acceptance of public improvements
- Amount _____
- Description _____

- Date set by Planning Board _____
- Date of expiration of maintenance bond _____