

LAND DEVELOPMENT AND SUBDIVISION REGULATIONS

200 Attachment 5

Town of Barrington

Attachment 5

**Master Plan Checklist for
Major Land Developments and Major 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)**

A plan 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 development or 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 and true North arrow
7. _____ Plat and lot number(s) of the land being developed or subdivided
8. _____ Perimeter boundary lines of the development or subdivision, drawn so as to distinguish them from other property lines, and total area of the subject parcel, with a stamp of a registered land surveyor (Class 1 survey)
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 developed or 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

BARRINGTON CODE

- 14. _____ Location and dimensions of all existing utilities within or immediately adjacent to the subject parcel, including gas, electric, water, sewer and storm 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 buildings, building setback lines and other site improvements for a commercial or industrial development; 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, for a residential development or subdivision
- 21. _____ Location, dimensions and area of any land 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. _____ Proposed drainage plan, including the extension of existing stormwater lines and the addition of on-site drainage
- 27. _____ 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)

LAND DEVELOPMENT AND SUBDIVISION REGULATIONS

Supplementary information:

1. ___ 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 development or subdivision lies within the Barrington wellhead area, aquifer or aquifer recharge area as currently mapped

yes ___ no ___

3. ___ Determination if the proposed development or subdivision lies within the Wetlands Overlay District as described in Article XXV of the Barrington Zoning Ordinance

yes ___ no ___

4. ___ Twenty (20) copies of the proposed development plan reduced to an eleven-by-seventeen-inch sheet

5. ___ 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

6. ___ An aerial photograph or a blue line copy of an existing aerial photograph of the subject parcel and surrounding area

7. ___ A narrative statement regarding the potential impact of the proposed development on the neighborhood and the town, including an estimate of the approximate population of the proposed development, an estimate of the number of school-age children to be housed in the proposed development and general traffic impacts

8. ___ Proposed project phasing, if any

9. ___ Initial written comments on the master plan from the following (provided by the Administrative Officer):

Local Agencies	Date	
A. ___	Planning Staff	_____
B. ___	Public Works	_____
C. ___	Building Official	_____
D. ___	Police Department	_____
E. ___	Fire Department	_____
F. ___	School Department	_____
G. ___	Conservation Commission	_____
H. ___	Recreation Commission	_____
I. ___	Town Manager	_____
J. ___	Solicitor	_____

BARRINGTON CODE

Adjacent communities (specify)

- A. _____
- B. _____
- C. _____

State agencies

- A. _____ Environmental Management
- B. _____ Coastal Resources
- C. _____ Transportation
- D. _____ Other (specify)

- 10. _____ Digital copy (pdf) of plans provided via e-mail
- _____ Current filing fee