

LAND DEVELOPMENT AND SUBDIVISION REGULATIONS

200 Attachment 6

Town of Barrington

Attachment 6

**Preliminary Plat 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)**

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 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 (1 inch = 40 feet) 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 certification (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

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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 verified wetland boundaries, watercourses or coastal features within the subject parcel or within two hundred (200) feet of the perimeter of the parcel
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
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 pedestrian and bicycle circulation systems, including locations of proposed walkways and bike paths
25. ____ Proposed street plans, profiles and cross sections, at a scale of 1 inch = 40 feet horizontal, and 1 inch = 4 feet vertical
26. ____ Landscaping plan to show all removal of existing vegetation, revegetation and tree planting and landscaping on street rights-of-way and individual building lots
27. ____ Grading plan at one-foot contour intervals to show all proposed grading for on- and off-site street construction, drainage facilities and individual building sites or house lots; plan shall indicate limits of disturbance
28. ____ Plans for the control of soil erosion and sedimentation

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29. _____ Proposed drainage plan, including the extension of existing stormwater lines and the addition of on-site drainage facilities
30. _____ Proposed utilities plan, including the location and dimensions of all gas, electric, water and sewer lines, 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)

Supplementary information (as applicable):

1. _____ The names and addresses of all adjoining communities or agencies requiring notification under these regulations
2. _____ A traffic impact study according to the requirements of Appendix A of the Barrington Zoning Ordinance
3. _____ Drainage calculations supplementing the proposed drainage plan prepared by a registered professional engineer
4. _____ 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
5. _____ Written confirmation from the Bristol County Water Authority that it is able to provide water service connection to the subject parcel
6. _____ 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
7. _____ 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
8. _____ 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
9. _____ 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

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10. _____ Draft copies of all legal documents describing the property, including proposed easements and rights-of-way, dedications, restrictions or other required legal documents

Specify: _____

10. _____ 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

11. _____ Final written comments on the preliminary plan by the Technical Review Committee if established, and from the following, as required (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 | _____ |

12. _____ Digital copy (pdf) of plans provided via e-mail

_____ Current filing fee