

LAND DEVELOPMENT AND SUBDIVISION REGULATIONS

*200 Attachment 7*

**Town of Barrington**

**Attachment 7**

**Final Plat Checklist for  
Major Land Developments and Major Subdivisions  
[Amended 4-3-2012]**

**Twelve (12) copies of all items for Planning Board**

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 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 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, street lines and walkways and bikeways 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 landscaping plan stamped by a registered landscape architect
- 23. \_\_\_\_ Final grading plan stamped by a registered professional engineer
- 24. \_\_\_\_ Final soil erosion and sedimentation control plan stamped by a registered professional engineer
- 25. \_\_\_\_ Final drainage plan stamped by a registered professional engineer
- 26. \_\_\_\_ 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. \_\_\_\_ 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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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- 3. \_\_\_\_\_ 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
- 4. \_\_\_\_\_ Deed(s) transferring land proposed for dedication to the Town of Barrington or other group or agency for open space purposes
- 5. \_\_\_\_\_ 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
- 6. \_\_\_\_\_ For phased projects, project phasing schedule and as-built drawings for the previous phase(s)
- 7. \_\_\_\_\_ 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 \_\_\_\_\_
- 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 \_\_\_\_\_