

DEVELOPMENT AND SUBDIVISION REVIEW REGULATIONS

A263 Attachment 11

Town of East Greenwich

Checklist VI

Final Plat:

Major Land Development and Major Subdivisions

The applicant shall submit to the Administrative Officer copies of final plans and supporting materials as indicated below:

- (a) Final plat plans. Seven blue-line copies or photocopies of plans and site specifications shall be submitted for distribution and review by the Administrative Officer and Town professional staff. If the Administrative Officer requires the subdivision or project to be referred to the Permitting Authority, upon Certification of Completeness nine additional copies shall be submitted. Each sheet shall be 24 inches by 36 inches, and a sufficient number of sheets shall be included to clearly show all of the information required. Sheets shall be numbered sequentially. The below-listed information shall be depicted on the plans.

Required Title Block Information

1. x Name of the proposed subdivision.
2. x Name and address of property owner and/or the applicant (if the owner of record is a corporation, the name and address of the president and other officers shall be included).
3. x Name, address, and registration stamp and number of preparer.
4. x Date of plan preparation, with revision date(s) (if any).
5. x Graphic scale (one inch equals 100 feet or larger) and North arrow.
6. x Plat and lot number(s) of the parcel being subdivided.

Plan Information

7. x Map legend depicting all symbols.
8. x The Zoning district(s) of the parcel being subdivided. If more than one district, zoning boundary lines must be shown.
9. x All perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines.
10. x Location and dimensions of existing property lines, easements and rights-of-way within or immediately adjacent to the parcel being subdivided.
11. x Location, width and names of the proposed and existing streets within and immediately adjacent to the subject parcel.
12. x Names of abutting property owners and property owners immediately across any adjacent streets.

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13. x Location of all existing and proposed permanent bounds. [See Record Plans](#)
 14. x Location of all interior lot lines and street lines with accurate dimensions indicated. [See Record Plans](#)
 15. x Location and number of all proposed lots, with accurate areas indicated and Assessor's Plat and lot numbers and 911 numbers. [911 numbers to be provided before plan is recorded](#)
 16. x Accurate location and description of all easement(s) and existing easement(s).
 17. x Plan notes and/or correspondence items addressing any and all special conditions of approval imposed by the Permitting Authority. [See town letter](#)
 18. x Permit references relating to state or federal agencies, if applicable.
 19. x A signature block for use by the Permitting Authority Chair or designee must be provided on all plans and/or documents to be signed and recorded.
 20. x Certification block signature and stamp by a Registered Land Surveyor that all interior and perimeter lot lines and street lines of the land being subdivided have been designed to conform to Procedural and Technical Standards For the Practice of Land Surveying In the State of Rhode Island and Providence Plantations. Measurement standards for surveys shall meet the minimum standards for Class I Surveys.
- (b) Construction drawings. Three blue-line copies or photocopies of construction plans stamped by a registered professional landscape architect and drawn to a minimum scale of one inch to 40 feet for distribution and review. Each sheet shall be no larger than 24 inches by 36 inches, and a sufficient number of sheets shall be included to clearly show all of the information required. Sheets shall be numbered sequentially.
1. x Final construction plans as listed in the preliminary plat checklist, including plans of any additional improvements as required as a condition of approval.
 2. x Certification (stamp) and signature of a Registered Professional Engineer that the construction drawings are correct.
 3. N/A For phased projects, as-built drawings for the previously completed phase (if applicable).
 4. x Proposed street plan and profiles drawn at a minimum scale of one inch equals 40 feet horizontal and one inch equals four feet vertical.
 5. x Street cross sections.
 6. x Proposed landscaping plan stamped by a registered professional landscape architect.
 7. N/A Site lighting plan with the pattern of illumination and lighting fixture details to be stamped by a professional lighting engineer, and building elevation plans to be stamped by a professional architect. [lights are only at intersection and cul de sacs and to be per national grid standards](#)
 8. x Soil erosion and sediment control plan in conformance with Chapter 207 of the East Greenwich Code of Ordinances.

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(c) Supporting materials.

1. _____ Certificate of the Tax Collector showing that all taxes due on the parcel being subdivided have been paid for a period of five years prior to filing of the final plat and that there are no outstanding municipal liens on the parcel.
2. _____ Application fee as set by the Town Council to cover all costs associated with review, hearings and notice, including stenographic services. \$300+ (\$15*33.91 ac)= \$808.65
3. _____ Performance bond or other acceptable financial instrument.
4. _____ Two original signed copies of all legal documents describing the property, establishing the homeowners' association (if applicable), proposed easements and rights-of way, deeds, dedications, restrictions or other required legal documents.

Specify:

5. _____ Two signed copies of an irrevocable offer to convey to the Town all public streets and/or other public improvements, open spaces, and recreation lots, accompanied by a metes and bounds description of said areas and warrantee deed for same.
- (d) Payment of required fees. Payment of all applicable fees and the posting of financial guarantees for all improvements shall be completed before any final plat may be recorded.

NOTE: Upon final approval two polyester film originals in recordable form of the signed plat shall be recorded with the Town Clerk. An electronic copy of the subdivision in the latest release of AutoCAD shall be submitted to the Town Clerk at recording to be forwarded to the Director of Public Works. Three blue-line or black-line paper copies shall be submitted with the Mylar originals to the Planning Department for final proof prior to recording. Three copies of the construction plans shall be submitted to the Administrative Officer for filing with the following Town offices: Planning, Public Works and Building. The Town Clerk's office shall maintain a complete copy of the record plat and supporting documentation on file for public review.