

FINAL PLAT CHECKLIST #7
MAJOR LAND DEVELOPMENTS AND MAJOR SUBDIVISIONS

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

1. Plat Plans to be Recorded - One copy of the final plat plan drawn on mylar to a scale of 1 inch to 40 feet. The scale may be modified with the permission of the Administrative Officer. In addition, one (1) blueline or photocopies shall also be submitted. 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 (e.g., sheet 1 of 3, 2 of 3, etc.). Upon final acceptance of record of plat, all subdivisions are required to be published in RI State Plane Coordinate System. The following information shall be shown on the plans:

1. ___ Name of the proposed subdivision
2. ___ Notation that the subdivision is located in the Town of Jamestown, RI
3. ___ Name(s) and address(s) of property owner(s) and applicant(s)
4. ___ Name, address and telephone number of engineer, land surveyor, architect or landscape architect
5. ___ Date of plan preparation, with revision date(s) (if any)
6. ___ Graphic scale and true north arrow
7. ___ Plat and lot number(s) of the parcel being subdivided
8. ___ Zoning district(s) of the parcel being subdivided. If more than one district, zoning boundary lines must be shown
9. ___ Perimeter boundary lines of the subdivision, drawn so as to distinguish them from other property lines
10. ___ Location and dimensions of existing property lines, easements and rights-of-way within or immediately adjacent to the parcel being subdivided
11. ___ Location, width and names of proposed and existing streets within and immediately adjacent to the parcel being subdivided
12. ___ Names of abutting property owners and property owners immediately

across any adjacent streets

13. ___ Location of proposed permanent bounds
14. ___ Location of all interior lot lines and street lines with accurate dimensions indicated
15. ___ Location and number of all proposed lots, with accurate areas indicated
16. ___ Location and notation of type of proposed easement(s) or existing easement(s) to remain (if any) with accurate dimensions and areas indicated
17. ___ Notation of special conditions of approval imposed by the Planning Commission (if any)
18. ___ Notation of any permits and agreements with state and federal reviewing agencies (if any)
19. ___ Phasing schedule (if any)
20. ___ Certification 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 the survey requirements of these Regulations and are certified as being correct

2. Construction Drawings - Five blueline or photocopies of construction plans drawn to a scale of 1 inch to 40 feet. The scale may be modified with the permission of the Administrative Officer. 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 (e.g., sheet 1 of 3, 2 of 3, etc.).

1. ___ Final construction plans as listed in the preliminary plat checklist, including plans of any additional improvements as required by the Planning Commission as a condition of approval.
2. ___ Certification by a Registered Professional Engineer that the plan is correct
3. ___ For phased projects, as-built drawings for the previous phase (if applicable)

3. 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 (5) years prior to filing of the final plat and that there are no outstanding municipal liens on the parcel
2. ___ Filing Fee: \$300 + \$50 per acre
3. ___ Performance bond or other financial guarantees (if applicable)
4. ___ Two original signed copies of all legal documents describing the property, creating a maintenance of common land guarantee, proposed easements and rights-of-way, 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, accompanied by a metes and bounds description of said areas
6. ___ Deed and final legal documents transferring land proposed for dedication to the Town or other qualified group or agency for open space purposes
7. ___ Upon final acceptance of record of plat, all subdivisions are required to be published in RI State Plane Coordinate System.

4. Payment of Required Fees - Payment of the following fees or posting of financial guarantees, if required, to be prior to endorsement by the Planning Commission and recording of final plans:

1. ___ Final plat recording fee - Amount _____
2. ___ Performance bond or other financial guarantees
Initial amount _____
Date set by Planning Commission _____

- Date of Expiration of Bond _____
3. ___ Fees in-lieu-of land dedication - Amount _____
4. ___ Inspection fee - Amount _____
5. ___ Maintenance bond for acceptance of public improvements (if applicable)
- Amount _____
- Date of Council Acceptance _____
- Description _____
- _____
- _____
- Date of Expiration of Maintenance Bond _____